

County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

April 8, 1986

John A. Farley, Jr., Esq.
400 Allegheny Ave.
Towson, Md. 21204

RE: Case No. R-86-338-X
Leroy M. Merritt

Dear Mr. Farley:

Enclosed herewith please find copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Leroy M. Merritt
Clifton Trust Bank
Phyllis C. Friedman
James E. Kraft
Ronald Baranowski
Terry Coleman
S. Eric DiNenna, Esq.
C. Matthew Pick
Norman Gerber
James Hoswell
Arnold Jablon
Jean Jung
James Dyer

MAP 11-105
36
E.D. 91*
DATE 1-9-87
200
1000
DP

R-86-338-X
#4

R-86-338-X
#4

Leroy M. Merritt
11204 Joppa Rd., and R-86-338
9th Elec. Dist.

IN THE MATTER OF
LEROY M. MERRITT
RE: RECLASSIFICATION AND
SPECIAL EXCEPTION ON PROPERTY
LOCATED ON THE NORTHEAST
CORNER OF JOPPA ROAD AND
MYLANDER LANE,
9th DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. R-86-338-X

OPINION

This matter comes before the Board as a Petition for Zoning Reclassification and Special Exception, for the property located at the northeast corner of Joppa Road and Mylander Lane, in the 9th Election District of Baltimore County. The petition was filed by the property owner, Leroy M. Merritt, and the relief sought is requested by the contract purchaser, Clifton Trust Bank.

The subject property contains approximately 0.524 acres of land and is located in a neighborhood which was described as a "mixed bag" from a zoning standpoint. That is, there are mixed uses in the immediate vicinity, including commercial/office, single homes and row homes. Specifically, the property abuts to the north a tract zoned MLR and owned by the same individual who owns this tract. This parcel is used for office/warehouse purposes. To the west and southwest of the site, the Bendix facility and office complex exist. East of the site, along the northern border of Joppa Road, single family homes are located. Finally, south and southeast of the site there exists the community of Loch Raven Village, a residential area consisting of both duplex and row homes.

Pursuant to the testimony of the Chairman of the Board of Clifton Trust, John Farley, the bank desires to locate a drive-in facility on this site. The structure proposed would not house a large full service bank, rather a more modest drive-in branch office with four or five employees.

Leroy M. Merritt
Case No. R-86-338-X

The parcel shall be rezoned as BL except for a ten (10) foot strip on the easternmost border of the property, which shall be zoned RO. Further, development of this site must be in accordance with the documented site plan attached to the petition. Finally, the Petition for Special Exception for a drive-in bank on this site is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

William R. Evans
William R. Evans

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an RD zone to an BL zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for BRANCH BANK DRIVE-IN.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

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COUNTY BOARD OF APPEALS
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Property is to be posted and advertised as prescribed by The Baltimore County Code.

I or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:

CLIFTON TRUST BANK

(Type or Print Name)

By: *James A. Plitt*

Signature JAMES A. PLITT, JR., PRES.

10112 York Road,

Address

Cockeysville, Maryland 21030

City and State

Attorney for Petitioner:

JOHN A. FARLEY, JR.

& COADY & FARLEY

(Type or Print Name)

Signature *John A. Farley, Jr.*

400 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 337-0200

400 Allegheny Avenue

Towson, Maryland 21204

Phone No.

Legal Owner(s):

LEROY M. MERRITT

(Type or Print Name)

Signature *Leroy M. Merritt*

(Type or Print Name)

Signature

1940 Ruxton Road

Address

Baltimore, Maryland 21204

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

JOHN A. FARLEY, JR.

Name

400 Allegheny Avenue

Towson, Maryland 21204

Phone No.

Leroy M. Merritt
Case No. R-86-338-X

Turning to that issue, the Board notes the testimony of Frederick Klaus, a real estate consultant, and James Hoswell of the County's Planning Department. Both gentlemen discussed the history of this tract, which is most germane.

Prior to the adoption of the 1980 Comprehensive Zoning Map, the property was zoned DR 5.5. Despite the request of the petitioner for BL, the property was zoned in 1980 R-O. A Petition for Reclassification was filed thereafter by the Petitioner, however, the petition was denied by this Board by its Opinion of July 1, 1983. That Order was then appealed to the Circuit Court of Baltimore County and was reversed by the Interim Order and Memorandum Opinion by Judge Owen Hennegen, dated September 20, 1984 and November 13, 1984, respectively. Notwithstanding these Orders, the zoning of the property reverted to RO within several months thereafter by the adoption of the 1984 Zoning Maps. Based upon this map, the Petitioner again comes before this Board seeking reclassification.

In this regard, Mr. Klaus testified as to his opinion that the RO zoning was in error. His conclusion was based largely upon the commercial character of the surrounding area. In support of the map, Mr. Hoswell testified as to the appropriateness of RO zoning in view of the surrounding residential area. Mr. Hoswell feared that a reclassification to BL may endanger the residential character of the adjoining DR 5.5 tracts. He did admit that in view of the commercial development of the area, the requested relief did not constitute spot zoning, which had been his concern when defending the 1980 map.

In considering this petition, we particularly note Section 2-58.1 (N) of the County Code. This Section in essence, provides that a reclassification petition may include therewith a documented site plan

IN THE MATTER OF PETITION
FOR RECLASSIFICATION
N/E corner of Joppa Road
and Mylander Lane
LEROY M. MERRITT,
Petitioner

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

ADDENDUM TO PETITION

The Petitioner, Leroy M. Merritt, Owner, and Clifton Trust Bank, Contract Purchaser, by John A. Farley, Jr. and Coady & Farley, their attorneys, respectfully request that the subject property be reclassified from an RO Zone to a BL Zone, averring:

1. That the subject property contains 0.524 acres of land, more or less and is located at the northeast corner of Joppa Road and Mylander Lane, in the 9th Election District of Baltimore County.

2. That the County Council erred in the map process in both 1980 and 1984 in classifying the property in a RO Zone for the following reasons:

a. That the property is small and irregularly shaped, and it is not economically feasible to develop it for office use; moreover, there is an over supply of office space in the general area.

b. That the County Council in the 1984 map process failed to consider and/or ignored the Interim Order dated September 20, 1984 and the Memorandum Opinion dated November 13, 1984 of the Circuit Court for Baltimore County at Law, (Case No. 83-M-263/15/298), (incorporated herein by reference), whereby the Court ordered that the property be reclassified as a BL Zone, stating that the County Council had placed an inappropriate zoning classification on the property in 1980 and that its action was in error.

3. That this Petition is submitted pursuant to the provisions of Bill 56-79 with specific plans showing the building, parking area, driveway, etc. to reflect the proposed construction of a one story bank building thereon with drive-in facilities, and that if the reclassification is granted, the property would be limited to such a use.

MAR 23 1987

Respectfully submitted,

JOHN A. FARLEY, JR.
COADY & FARLEY
400 Allegheny Avenue
Towson, Maryland 21204
337-0200
Attorneys for Petitioner

- 2 -

July 9, 1985

DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR ZONING
RECLASSIFICATION FROM R.O. TO B.L.

Beginning for the same at a point on the north side of Joppla Road, located N 57°26'13"W 71.50 feet from the intersection of the centerline of Joppla Road and the centerline of Drumwood Road; thence from said place of beginning, binding on the cut-off leading to the southeast side of Mylander Lane, (1) N 38°12'58"W 30.74 feet to said southeast side of Mylander Lane, thence binding on said side of said Lane the three following lines viz: (2) northeasterly by a curve to the right having a radius of 324.68 feet for the distance of 71.15 feet, said arc being subtended by a chord bearing N 24° 11'23"E 71.01 feet, (3) northeasterly by a curve to the right having a radius of 30.00 feet for a distance of 31.42 feet, said arc being subtended by a chord bearing N 60°28'03"E 30.00 feet, (4) northeasterly by a curve to the left having a radius of 50.00 feet for the distance of 39.80 feet, said arc being subtended by a chord bearing N 67°39'53"E 38.76 feet, thence leaving Mylander Lane and running the four following lines viz: (5) S 83°21'28"E 53.56 feet, (6) N 76°21'20"E 53.92 feet, (7) southerly by a curve to the left having a radius of 160.74 feet for the distance of 41.81 feet said arc being subtended by a chord bearing S 4°11'30"W

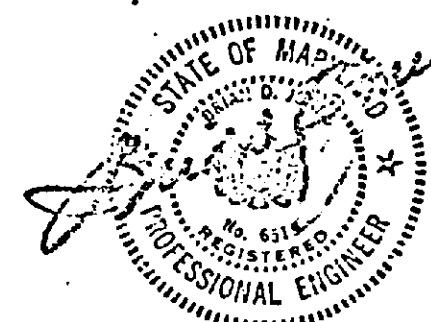
OFFICE COPY

Description of Property to
Accompany Petition for Zoning
Reclassification from R.O. to
B.L.

July 9, 1985

41.69 feet, (8) S 3°15'36"E 73.30 feet to the north side of Joppa Road, thence blinding on the north side of Joppa Road, of variable width the two following lines viz: (9) westerly by a curve to the right having a radius of 3182.67 feet for the distance of 17.39 feet, said arc being subtended by a chord bearing S 86°25'00"W 17.33 feet, and (10) westerly by a curve to the right having a radius of 3153.66 feet for the distance of 191.30 feet said arc being subtended by a chord bearing S 88°18'39" W 191.27 feet to the place of beginning.

Containing 0.524 acres more or less.



PETITION FOR RECLASSIFICATION

LOCATION: Northeast Corner of Joppa Road and Mylander Lane

PUBLIC HEARING: Tuesday, March 25, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

To reclassify the zoning status of property from a R.O. Zone to a B.L. Zone and for a Special Exception to use the property for a branch bank with a drive-in

All that parcel of land in the 9th Election District of Baltimore County

Beginning for the same at a point on the north side of Joppa Road, located N 57°26'13"W 71.50 feet from the intersection of the centerline of Joppa Road and the centerline of Drunwood Road; thence from said place of beginning, binding on the cut-off leading to the southeast side of Mylander Lane, (1) N 38°12'58"W 30.74 feet to said southeast side of Mylander Lane, thence binding on said side of said Lane the three following lines viz: (2) northeasterly by a curve to the right having a radius of 324.68 feet for the distance of 71.15 feet, said arc being subtended by a chord bearing N 24°

41.69 feet, (8) S 3°15'36"E 73.30 feet to the north side of Joppa Road, thence binding on the north side of Joppa Road, of variable width the two following lines viz: (9) westerly by a curve to the right having a radius of 3182.67 feet for the distance of 17.39 feet, said arc being subtended by a chord bearing S 86°25'00"W 17.39 feet, and (10) westerly by a curve to the right having a radius of 3153.66 feet for the distance of 191.30 feet said arc being subtended by a chord bearing S 88°18'39" W 191.27 feet to the place of beginning. Containing 0.524 acres more or less.

Being the property of Leroy M. Merritt
as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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COUNTY BOARD OF APPEALS
1925 FEB -7 A 9 29


Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of February, 1986,
a copy of the foregoing Entry of Appearance was mailed to John A. Farley,
Jr., Esquire, and Coady & Farley, 400 Allegheny Ave., Towson, MD 21204,
Attorney for Petitioner; and Clifton Trust Bank, James A. Plitt, Jr.,
President, 10112 York Rd., Cockeysville, MD 21030, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman



 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

John A. Farley, Jr., Esquire
Coady & Farley
400 Allegheny Avenue
Towson, Maryland 21204

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION
NE/cor. Joppa Road and Mylander Lane
9th Election District
Leroy M. Merritt - Petitioner
Case No. R-86-338-X

Dear Mr. Farley:

This is to advise you that \$442.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

A.: med

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018546

DATE 3/25/86 ACCOUNT R-01-515-000

AMOUNT \$ 442.00

RECEIVED BY Clifton Trust

FOR Advertisement and Posting re Case R-86-338-X

B 0103*****442001A 325EF

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS RECEIPT

No. 07377

DATE 7/16/85 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Cashier Finley

FOR Recluss NO-AC Suppl Rpt Hydrule

B REF *****1000000000000000*****

VALIDATION OR SIGNATURE OF CASHIER _____

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986

THE JEFFERSONIAN,
18 Kentish

Publisher
Cost of Advertising

44.00

R-86-338-X

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986

THE JEFFERSONIAN,
18 Kentish

Publisher
Cost of Advertising

44.00

R-86-338-X

John A. Farley, Jr., Esquire
Gandy & Farley
400 Allegheny Avenue
Towson, Maryland 21204

February 21, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
AND SPECIAL EXCEPTION
NE/cor. Joppa Rd. and Mylander La.
9th Election District
Leroy M. Merritt - Petitioner
Case No. R-86-338-X

TIME: 10:00 a.m.

DATE: Tuesday, March 25, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

1542 Dellaway Road
Towson, Maryland 21204

March 22, 1986

William Hackett
County Board of Appeals
Room 219 - Court House
Towson, Maryland 21204

Dear Sir:

My husband and I wish to enter an objection to the reclassification of the property at the corner of Joppa Road and Mylander Lane. We are against a BL Zoning.

We are original owners of our home at 1542 Dellaway Road purchased in June of 1960 in Loch Raven Village where we chose to raise our family. We have witnessed many changes over the years in this area bordered by Loch Raven Boulevard and Joppa Road—unfortunately, there have been considerable changes on Joppa Road—(the addition of many business establishments) thereby increasing the amount of traffic on this road—much to our dismay.

I happen to work at an office located on East Joppa Road and, upon returning home from work in the evening, cannot possibly turn into the Village from Joppa Road to Pleasant Plains Road (with a traffic light) because of the heavy traffic—I must turn onto Drummond Road from Joppa Road.

Now, we understand that Wendy's and Pizza Hut are also planning to build outlets on the site currently occupied by Reynolds Paint Co. and the former lumberjack company on Joppa Road which will, in fact, create additional traffic and congestion—where will it all end? WE DO NOT NEED ANOTHER BUSINESS ON JOPPA ROAD!!!!

Thank you for your consideration.

Sincerely yours,

Mr. & Mrs. Edmund L. Mitzel

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 5, 1986

TOWSON TIMES,
18 Kentish

Publisher
Cost of Advertising

68.00

R-86-338

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 3/10/86
Posted for: Reclassification
Petitioner: Leroy M. Merritt
Location: NE/cor. Joppa Rd. & Mylander Lane
Location of Signs: 2 signs at NE/cor. Joppa Rd. & Mylander Lane. 1 sign at 1542 Dellaway Rd. (on Mylander Lane side).
Remarks: See map of property.
Posted by: W. Hackett Date of return: 3/10/86
Number of Signs: 4

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 18546

DATE: 3/25/86 ACCOUNT: R-86-338-X

AMOUNT: \$ 462.00

RECEIVED FROM: Clifton Trust

FOR: Advertisement and Posting on Case No. R-86-338-X

BY: B. J. [Signature] Deputy Cashier

VALIDATION OR SIGNATURE OF CASHIER

Letters of Protest

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 5, 1986

TOWSON TIMES,
18 Kentish

Publisher
Cost of Advertising

68.00

R-86-338

1400 E. Joppa Rd.
Towson, Md. 21204

Mrs. William Hackett
County Board of Appeals
Room 219 Court House
Towson, Md. 21204
Dear Mrs. Hackett
Please reconsider another McDonald at Joppa and Mylander. Traffic on Joppa Road East is really enough!

Many thanks,
Dewey D. Hilli W. Dunca

COUNTY BOARD OF APPEALS
MAR 21 11 38 AM '86

Mr. William Hackett
County Board of Appeals
Room 219 Court House
Towson, Md. 21204

Dear Sir:

I would like to add my name to the people protesting the placing of any type of business on the corner of Joppa Rd & Mylander Lane. My cause more headaches.

Thank you
John P. M. Thilly
8500 Drummond Rd.
21204

COUNTY BOARD OF APPEALS
MAR 21 11 38 AM '86

William Hackett
County Board of Appeals
219 Court House
Towson, Md. 21204

March 21 1986

re: BL ZONING

Dear Sir:

My husband and I vehemently object to the reclassification of property at the corner of Joppa Rd. and Mylander Lane. We are definitely against BL Zoning.

During recent years we have had several projects mushrooming along Joppa Rd. which have already contributed to the present congestion of heavy traffic along Joppa Rd.

Any additional projects can and will create future problems for the Fire Dept. should a fire break out in this area or any area along Joppa Rd.

The addition of the bank would only aggravate conditions in so far as traffic is concerned along the area mentioned.

We would greatly appreciate it if the bank, in question, would be placed in a less congested area which would greatly alleviate the present hazardous conditions along Joppa Rd.

Sincerely yours,
Luis Di Stefano
R. Di Stefano

1427 E. Joppa Rd.
Towson, Md. 21204

1401 East Joppa Road
Towson, Md. 21204
March 20, 1986

William Hackett
County Board of Appeals
Room 219 Court House
Towson, Md. 21204

Dear Mr. Hackett,
My family consisting of 5 voters wish to enter an objection to the re-classification of the property at the corner of Joppa Road and Mylander Lane. We are against the BL zoning.

My wife and I have lived here for 24 years and intend to stay for the next 24 years plus. We have experienced the lack of parking by some of the already existing businesses near by (the employees were parking in our residential area). We had to have '2 hour' parking signs put up so that the residents could park in front of their own homes. The same parking problems exist on the North side of Joppa Road. Right now we have a buffer zone of some trees and grass and private homes on the north side of Joppa Road that have been there since early in the 1940's to act as a shield to our peaceful neighborhood.

Living here on Joppa Road, we are aware of the enormous traffic on Joppa Rd. To add to this traffic would put a tremendous hardship on our neighborhood and safety hazards on our families. To quote a neighbor: "I'm afraid to

walk down the 1400 block of Joppa Road by myself or with my children because of the traffic." What more proof do you need to show fear. We don't need a business or bank on Joppa and Mylander.

In 24 years I have personally experienced cars jumping the curb, running across our grass, my son was nearly killed picking up our evening paper, cars coming down the wrong side of the road, parked cars hit, accidents at all times of the day and night.

If anyone knows more of these conditions, it is the residents on Joppa and the surrounding Roads. The addition of a business or bank will also draw more attention to this corner for crime-- this we do not need. Are we not entitled to the same considerations you personally want for your neighborhood. Would you want to have it in your neighborhood--across from your house. Take the business out to an area that needs it. We have banks and businesses by the dozens all within a few blocks of walking.

Thank you for your time in reading my letter.

Sincerely yours,

Cheryl Lynn Baranowski
Chuck Brando
Ronald W. Baranowski
Paul J. Baranowski
Mickey Baranowski

RECEIVED
COUNTY BOARD OF APPEALS
MAR 24 1986

L. P. KOLAKOWSKI
1405 E. JOPPA ROAD
BALTIMORE, MARYLAND 21204

1405 East Joppa Road
Baltimore Maryland 21204
March 20, 1986

Mr. William Hackett
County Court of Appeals
Room 219 Court House
Towson, Maryland 21204

Dear Mr. Hackett:

I'm writing to voice my opposition to the reclassification of the property at the corner of Joppa Road and Mylander Lane.

My objection to the reclassification is based on a number of reasons. Foremost is general increased congestion associated with added business in the area. When first moving into the neighborhood my wife and I were looking for a residential area, reasonably free of traffic and related noises. In the last few years we have witnessed an un-nerving variety of establishments opening, bringing with them increased traffic and distracting noises. In my mind, added establishments can only detract from the neighborhood, doing nothing for Loch Raven Village or my residence. More business at the above mentioned location can only liken this corner of Joppa Road to any other cluttered, congested business strips.

Sincerely,

L. P. Kolakowski
L. P. Kolakowski

RECEIVED
COUNTY BOARD OF APPEALS
MAR 24 1986

1403 East Joppa Road
Towson, Md. 21204
March 7, 1986

RECEIVED
COUNTY BOARD OF APPEALS
MAR 19 1986

William Hackett
County Board of Appeals
Room 219 Court House
Towson, Md. 21204

Attention Mr. William Hackett
Dear Sir:

My husband and I wish to enter an objection to the re-classification of the property at the corner of Joppa Road and Mylander Lane. We are against a BL Zoning.

Last year we stated various reasons as to why we are against the reclassification and we repeat those here: We have witnessed widening Joppa Road creating the worse hazard; addition of Eudowood Shopping Center; the Executive Plaza, Luskins, other stores, Data Processing, gas stations, fast foods and auto repair shops to mention a few. We are the elderly people who have worked all our lives to have a place paid for by our "twilight years". So, do we now give all this up? Spend our life savings to live in an apartment instead of enjoying retirement by doing the things we never could because of rearing children and paying for a home and keeping it in top condition? We have to listen to trucks all night long. Are we not entitled to the same consideration as those living on Loch Raven Blvd and Charles Street, where trucks are forbidden until after certain hours? I ask you, are we not all equal? WE DO NOT NEED ANOTHER BUSINESS!

Give us the price we ask for our home and you can have it all. We feel our home is worth a million, and more for all the sweat that went into buying it and being able to keep it.

There is plenty of open space out Dulaney Valley Road.... Please move out there. Thank you.

Sincerely yours,

William R. Coleman
Ruthell Coleman

Mr. & Mrs. Robert V. Canch.
1409 East Joppa Road
Towson 21204 Maryland
March 14th 1986
823-1184

Mr. W. Hackett
County Court of Appeals
Room 219 Court House
Towson Maryland 21204

Dear Sir:

My wife and I wish to enter an objection to the re-classification of the property at Joppa Rd and Mylander Lane. We are against a B+L zoning or any other kind that would increase the cars & people in this area.

Here is my first letter to you or anyone else relating to this subject, because I thought any business or private person desiring to reside or do business on the west side of Joppa road in the 1400 block had to be insane. I have lived at 1429 Joppa Road for 20 yrs. In this time I have been awoken at night or seen at least 10 crashes a year in this block.

They mostly happen as cars heading west on Joppa must pass one lane from driveway to Mylander Lane. There are signs indicating this problem but they still run into the parked cars on the west side. It is not the owners fault.

What else can they do? The orchard Industrial Center has cut off their rear exit and the lots are so small that a multi car family must park on the street.

In the morning Joppa road is a major artery into town for workers there.

They run into this same situation as 2 lanes of heavy traffic must squeeze onto one lane. The Ann Working + breaks squelching happens in front of my home every morning. If this doesn't convince you that the people and cars are causing a dangerous condition, just take a look at the New Buildings employing more people in the same area.

The Data Processing Company along Mylander Lane has taken over most of the large building they do business in and have increased their employees to a point where there parking is now covering the very Bank property lot we are talking about regarding to put a bank on.

I think an inspection of the corners of the Industrial Center Parking Problems will show this Bank addition will only lead to more problems. We now have a problem on the other end of our block with the "Shellmole" repair shop for cars flooding our into Joppa Road + driveway and into parking places usually used by home owners. This new attempt to rezone will just about squeeze us out. Do we deserve this treatment? I think not. By rezoning this corner for anything that will need parking would be silly. The double lot is too small to accommodate a new business and the "orchard" center lot is full. The east side of Joppa Road (1400) where I live has 4000 sq. ft. restricting parking to 2 hours. This means we must not park in front or get our cars hit, so we use our back alley at all times.

3

Sir: I think enough is enough. A mob at any time to this area will prove what I am saying or a call to my home and I will escort you and explain my problems.

I also think the county and state has gotten all the tax base they can stomach and politically afraid in this area.

Thank you for a wise decision in this case

Yours truly,
Robert V. Canch.

to Mr. W. Hackett.

Mr. W. Hackett
County Court of Appeals
Room 219
Court House
Towson Maryland 21204

RECEIVED
COUNTY BOARD OF APPEALS
MAR 24 1986

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Paul J. Solomon
TO: Planning Office
Mr. James S. Eyer
FROM: Chairman, Zoning Plans Advisory Committee
SUBJECT: Item No. 4 - Cycle II
October 1985 - April 1986
Petitioner - Leroy M. Merritt
Reclassification Petition

Attached are two (2) copies of an environmental impact statement as requested by my previous correspondence of November 4, 1985.

Please review and send comments as soon as possible.

JED:mr
Attachments
cc: Mr. James G. Howell
Note: See Mr. Solomon's
copies per Nick

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement
Joppa Road and Mylander Lane
BALTIMORE COUNTY, MARYLAND DISTRICT 9

Introduction

It is proposed to construct a local branch bank on a 0.524 acre parcel of land at the northwest corner of Joppa Road and Mylander Lane. The bank will be a one-story building with a floor area not exceeding 2,400 square feet. It will include one teller window for two drive-thru lanes. A site plan and a building plan and elevations are shown on the Plat to Accompany Petition for Zoning Reclassification from R-O to B.L. which accompanies this report under separate cover.

The property slopes generally to the rear at 6 per cent. Two previous residences of approximately 2,300 s.f. total were razed by the present owner, so that the property is now vacant. Mylander Lane on the west side of the property services numerous commercial activities, including the Bendix Corporation, a Mooselodge, Luskins, the Towson Business Center. A strip of residences abuts the east side of the property. The attached vicinity map shows the present R-O classification of the site. Rezoning to B.L. is required for the bank.

The purpose of this report is to present the results of a study of the environmental effects of the proposed bank on the locality. It should be noted that under the present R-O zoning it could be possible to construct a 3-story office building of approximately 3,709 s.f. ground floor area and 11,000 s.f. total floor area. The small size of the proposed bank, 2,400 s.f., is not

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement - Joppa Road and Mylander Lane

- 2 - November, 1985

unlike one large residence. Accordingly, the environmental consequences of the proposed development can be expected to be almost inconsequential when measured against the environmental consequences of developing an 11,000 s.f. office building on the site.

Additionally, the traffic generated by a new office building would originate outside the area, while the traffic generated by the bank would be largely local traffic already in the area and only partly from outside. The bank will be beneficial to the extent that hundreds of people who live and work in the area and who now may be traveling greater distances to do their banking elsewhere, can be served locally.

Aesthetics

The proposed bank would be a one-story building of 2,400 s.f., covering only 10.5 per cent of the total 0.524 acre tract. There would, therefore, be a general open appearance and effect. Landscaping would be provided in accordance with the Baltimore County Landscape Manual and would include planting a dense evergreen screen along the east property line.

Utilities

An existing water main, storm drain and sanitary sewer serve the property. Water use and sewage flow from the bank will be less than would result from offices under R-O zoning and less than the two dwellings which previously occupied the property. There would be a slight environmental benefit from the lower usage.

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement - Joppa Road and Mylander Lane

- 3 - November, 1985

Storm water runoff from the property will be small because of its size and would be approximately the same for the bank or for development under R-O zoning. Also due to the small size, a waiver of storm water management will be requested based on Section 2-150.3(c)(2) of Baltimore County's storm water management policy and Design Manual dated 1984.

Traffic

The average daily traffic on Joppa Road west of Loch Raven Boulevard is now 24,700 vehicles per day, and on Joppa Road east of Goucher Boulevard it is 13,500 vehicles per day. It is estimated, therefore, that the average daily traffic on Joppa Road at the site is approximately 20,000 vehicles per day.

The proposed bank is anticipated to generate 510 trips to the site per day as noted by the County Traffic Engineer. While this is 2.5 per cent, a very minor increase, it should also be considered, as pointed out earlier, that much of the bank trip activity will be due to traffic already in the immediate area rather than traffic brought in from outside.

The direct effect of the bank on traffic, i.e. the increase in the number of vehicles, will be minimal. There will also be an indirect effect due to emissions in vehicular exhaust, as described in subsequent sections.

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement - Joppa Road and Mylander Lane

- 4 - November, 1985

Noise

The only sound emanations from the proposed development contributing to the noise in the vicinity would be from the additional traffic generated. Light auto traffic noise is approximately 50 to 55 decibels. A 2 per cent increase in traffic will increase the noise level a fraction of a decibel, which increase will be imperceptible to the human ear.

There will be a short-term temporary increase in day-time noise resulting from construction activity. The construction noise could exceed 70 decibels during certain construction operations, but the total of such operations will be less for the proposed bank than for possible development under R-O zoning due to the much smaller building size.

Vibrations

The bank will not generate vibrations in itself. The additional traffic will contribute to vibrations. However, since the traffic increase is so small and will be limited almost exclusively to automobiles, the additional vibrations emanating from the development will be negligible.

Dust

Emission of dust or particulates from the bank will be limited to that from the exhaust emissions of the additional traffic. The estimated particulates of 0.1 lb. per day is negligible.

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement - Joppa Road and Mylander Lane

- 5 - November, 1985

Construction will generate dust on a short-term basis, but this will not have any long-term effect on the environment. The dust can be reduced in half by frequent watering of the construction areas.

Odors

Odors emanating from the proposed development would be generated from the exhaust of air from the heating and air conditioning equipment and exhaust from the additional traffic. These are of relatively small consequence and will not be perceptible in the vicinity.

Gases

Air quality is monitored by the State Health Department. Present carbon monoxide, hydrocarbon, and nitrogen oxides levels are well below the State ambient air quality standards in the central Baltimore County Area.

The proposed development will have a minimal effect on air quality in the vicinity. The only adverse effect that may occur is from additional vehicular emissions due to the increase of automobile traffic in the vicinity. The following emissions are estimated:

Carbon monoxide, CO	12 lbs/day
Hydrocarbons, HC	1.6 lbs/day
Nitrogen oxides, NO	2.1 lbs/day

WHITNEY, BAILEY, COX & MAGNANI

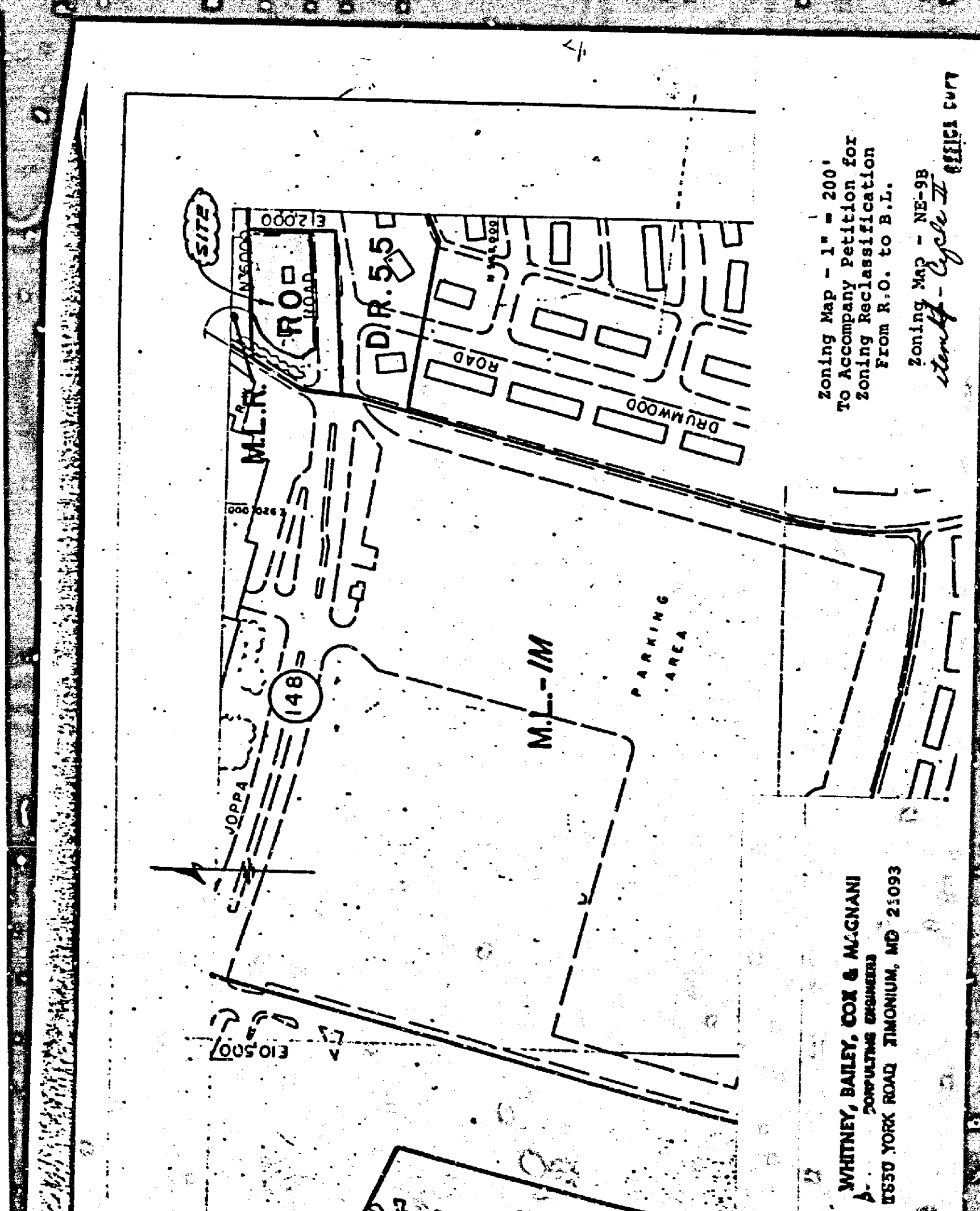
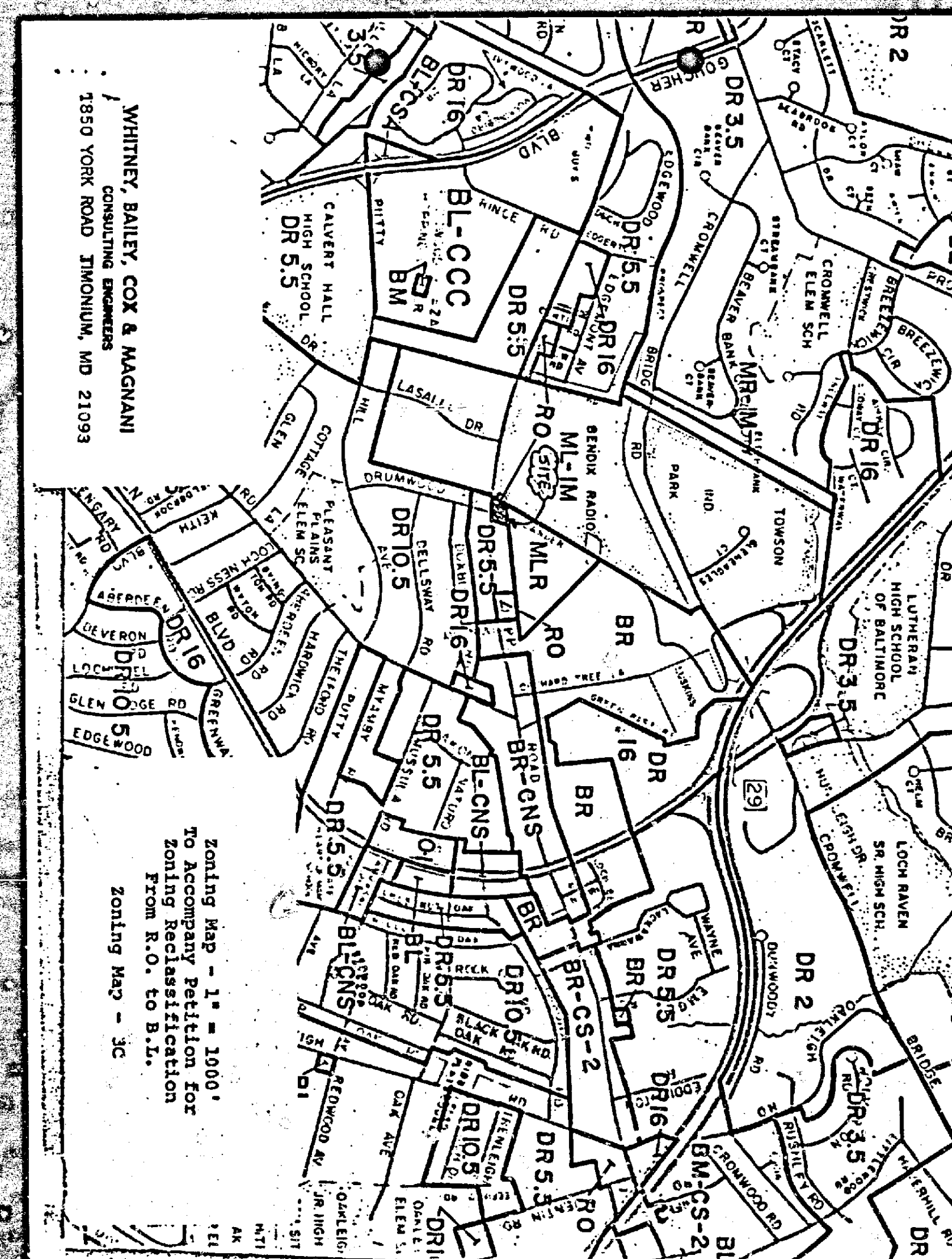
Environmental Impact Statement - Joppa Road and Mylander Lane

- 6 - November, 1985

These quantities are almost negligible with respect to existing air quality or with respect to potential development under R-O zoning. Further, these quantities will decrease as the percentage of pollution contro-equipped vehicles increases in the future.

Light and Heat

The small size of the proposed building will limit the light and heat generated to insignificant amounts which will have no adverse effect on the local community.



COPY

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

406 WEST PENNSYLVANIA AVE
TOWSON, MARYLAND 21204
(301) 296-6820

ROBERT A. BRESCHI

April 3, 1986

Vincent Curran
1841 Deveron Road
Baltimore, Maryland 21234

RE: Clifton Trust Bank
Zoning Matter
Joppa Road and Mylander Lane

Dear Mr. Curran:

This is to confirm our phone conversation wherein I advised you that upon having discussions with the Chairman of the Board of Clifton Trust Bank, the bank is committed to allow the Board of Appeals to deny a ten foot strip on the eastern portion of its property, assuming that the remainder of the land is zoned B.L. in accordance with the documented site plan.

As we had discussed, it is my understanding that you will take this before the Board of Directors of your association to discuss same and will advise all parties of our commitment and of our proposed agreement.

I think in the best interest of not only your community, my client, but all of Baltimore County, this appears to be a good compromise.

By copy of this letter, I am advising People's Counsel, as well as the County Board of Appeals of this matter.

If you have any questions, do not hesitate to call upon me and I thank you for your cooperation in this matter.

Very truly yours,

S. ERIC DINENNA

SED:kar

cc: People's Counsel
County Board of Appeals
John Farley, Chairman

March 21, 1986

Mr. William Hackett
County Board of Appeals
Room 219 Court House
Towson, Maryland 21204

Attention: Mr. William Hackett

Re: Zoning Reclassification
Property of Leroy M. Merritt
NE Corner of Joppa Road and
Mylander Lane

Dear Sir,

I am a concerned neighbor of the above referenced property who opposes the application for zone reclassification from R.O. to B.L. zoning.

I am pleased to now know that the subject property is owned by Mr. Leroy M. Merritt. This property has continually been used for auxiliary parking for the existing commercial complex which was developed by Mr. Merritt. All during the winter of 1985-86 the office workers at ADP have been forced to park on the grass lawn due to an obvious parking space allocation shortage for the existing Merritt Development. I know that the Baltimore County DPW has adequate design standards to guide developers in parking space allocations. However, when the designed facilities are not utilized is classified there is the potential for more business/employee parking space demand than was allocated. It seems that the existing Merritt Complex is designed as a warehouse facility with a minimal business/employee parking space requirement per square foot of building floor space. With this design now constructed, there has been an alternative utilization of this complex with such businesses as ADP and Towson Court Club, and other businesses. These type of business uses for this complex results in more parking space allocation requirements as there are more employees and customers per square foot of office floor space. Thus, the employees, have been using the subject property for auxiliary parking and such evidence of this is the deteriorated condition of the grass lawn.

My first concern is that the development of this property by Mr. Merritt will eliminate this auxiliary parking and will result in parking encroachment onto the nearby streets of Drumwood Road, Duxbury Road and Dellsway Road. Today, one half of Drumwood Road has restricted two hour parking because of parking encroachment by the business community.

This high employment development center, with parking provided for warehouse-type business occupancy, should have the present parking problems corrected by the original developer of the complex, Mr. Merritt. Mr. Merritt's ownership of the subject property pleases me, in that, this property is the logical choice to be utilized by Mr. Merritt to provide the additional parking necessary to correct parking problems resulting from the misuse of this warehouse type development complex.

I have personally observed the various Merritt Warehouse complexes which have been developed throughout Baltimore County. I do not feel these facilities have been developed in a manner which benefits the county or the surrounding communities. Towson and specifically, the Joppa Road corridor, will not benefit from zoning this subject property B.L. rather than R.O. zoning. Further, Mr. Merritt has not proved to the community on Joppa Road and Drumwood Road, that his developments are a benefit to the local community. Until Mr. Merritt corrects the parking problem at his existing Mylander Lane Complex, the county and the surrounding community should not support his application for B.L. zoning. Let Mr. Merritt develop this parcel with its present zoning or better yet, have Mr. Merritt correct his parking problems by providing additional parking on this land.

Very truly yours,

Gerald P. Dougherty
8514 Drumwood Road
Towson, Md. 21204

Gerald P. Dougherty

RECEIVED
COUNTY BOARD OF APPEALS
MAR 26 PM 2:31

IN THE MATTER OF
PETITION FOR RECLASSIFICATION
N/E Corner of Joppa Road
and Mylander Lane

LEROY M. MERRITT,
Petitioner

Case No.: R-86-338

SUMMONS

BEFORE THE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

MR. CLERK:

Please issue for the following witness to testify for the Petitioner in the above entitled matter.

RICHARD MOORE
Baltimore County Department of
Traffic Engineering
Towson, Maryland 21204

DUCES TECUM - To appear and bring any and all notes, memorandum or recommendations concerning Item #4 Cycle II, N/S of Joppa Road and Mylander Lane.

MAKE SAME RETURNABLE for Monday, the 24th of March, 1986, at 10:00 A.M. before the Board of Appeals of Baltimore County, Court House, Towson, Maryland 21204.

S. Eric Dinenna
S. ERIC DINENNA, P.A.
406 West Pennsylvania Avenue
Towson, Maryland 21204
(301) 296-6820
Attorneys for Petitioner

RECEIVED
COUNTY BOARD OF APPEALS
MAR 19 AM 9:38

COADY & FARLEY
ATTORNEYS AND COUNSELLORS AT LAW

400 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 337-0800 AREA CODE 301

November 8, 1985

Re: Item No. 4 - Cycle II
October 1985 - April 1986
Petitioner - Leroy M. Merritt
Reclassification Petition

Dear Mr. Dyer:

Pursuant to your letter of November 4, 1985 in regards to Evaluation Comments concerning the above matter, I enclose as suggested, an Environmental Impact Statement in triplicate, prepared by Whitney, Bailey, Cox & Magnani, Consulting Engineers, for your review and comments.

Sincerely,

John A. Farley, Jr.

JAFJc/ah

Encs.

cc: Mr. Brian Jones
Whitney, Bailey, Cox & Magnani
1850 York Road
Timonium, MD 21093

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 4, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of

Engineering

Department of

Traffic Engineering

State Roads Commission

Bureau of

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial

Development

John A. Farley, Jr., Esquire
400 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 4 - Cycle II
October 1985 - April 1986
Petitioner - Leroy M. Merritt
Reclassification Petition

Dear Mr. Farley:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning map. The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

As you are aware, this vacant tract of land was the subject of a previous zoning hearing (CR #83-193) in which a similar request to reclassify said land from an R.O. to a B.L. zone was by an interim order. However, this case was eventually appealed and dismissed.

In accordance with County Bill #56-79, it is your client's desire to again have the property reclassified and a "detailed site plan" for a proposed drive-in bank has been submitted. Said Bill requires that an environmental impact statement also is to be submitted. Since this was not done at the time of filing, this statement must be prepared and submitted to this office for proper review and comments.

Item No. 4 - Cycle II
Reclassification Petition
November 4, 1985
Page 2

If you have any questions concerning these comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:NEC:bac

Enclosures

cc: Whitney, Bailey, Cox and Magnani
1850 York Road
Timonium, Maryland 21093

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3391
NORMAN E. GENDER
DIRECTOR

SEPTEMBER 24, 1985

Re: Zoning Advisory Meeting of SEPTEMBER 17, 1985
Item #4 - CYCLE II
Property Owner: LEROY M. MERRITT
Location: NE CORNER JOPPA RD. & MYLANDER LANE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment, AT THIS TIME.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping: Must comply with Baltimore County Landscaping Manual, IF DEVELOPED.
- ☐ The property is located in a deficient service area as defined by Bill 170-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 170-79, and as conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Hoswell

Eugene A. Sobor
Chief, Current Planning and Development

MAR 23 1987



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 17, 1985
Item No. - 4
Property Owner: Leroy M. Merritt
Location: NE Corner of Joppa Road & Mylander Lane
Existing Zoning: R.O.
Proposed Zoning: B.L.

Acres: .524
District: 9th

Dear Mr. Hackett:

The existing RO zoning for this site can be expected to generate approximately 135 trips per day. The proposed drive-in bank can be expected to generate approximately 510 trips per day.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/bld



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

September 23, 1985

PAUL H. REINCKE
CHIEF

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Leroy M. Merritt

Location: NE corner Joppa Rd. and Mylander La.

Item No.: 4 Zoning Agenda: Meeting of 9/17/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *[Signature]* 9/23/85 Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hackett, Chairman, Board of Appeals
TO: Mr. James Dyer, Zoning Supervisor Date: September 24, 1985
FROM: Charles E. Burnham, Chief, Building Plans Review, Department of Permits and Licenses CEB
SUBJECT: Cycle II Zoning
Meeting Scheduled 9/17/85

ITEM #4 - Leroy M. Merritt
NE Corner Joppa Road and Mylander Lane
9th. Election District

1. Proper permits will be required for various improvements proposed.
2. Construction shall comply to the 1984 B.O.C.A. Basic National Building, Mechanical, and Energy Codes as adopted by Council Bill #17-85, and the State of Maryland Handicapped Code as amended January 1, 1985 including the A.N.S.I. Standard A117.1 - 1980.
3. Plan should show proper curb cuts, signage, building access and useability as required by the State Code, A.N.S.I. A117.1 - 1980 as enforced by this Department.
4. The Handicapped parking has not been included in "Summary Information" on the plan submitted.
(The toilet room does not comply with the Handicapped Code.)

CEB/vw

LEROY M. MERRITT
NE CORNER OF JOPPA ROAD
AND MYLANDER LAND
R.O. to B.L.
SE - Branch Bank with drive-in

R-86-338-X
Item #4, Cycle II, 1985
9th District
.524 acres

July 18, 1985 Petition filed

John A. Farley, Jr., Esquire
400 Allegheny Avenue (21204) Counsel for Petitioner ✓

Leroy M. Merritt
1940 Ruxton Road (21204) Petitioner

Clifton Trust Bank
James A. Plitt, Jr., President
10112 York Road
Cockeysville, MD 21030 Contract Purchaser

Phyllis Cole Friedman People's Counsel ✓

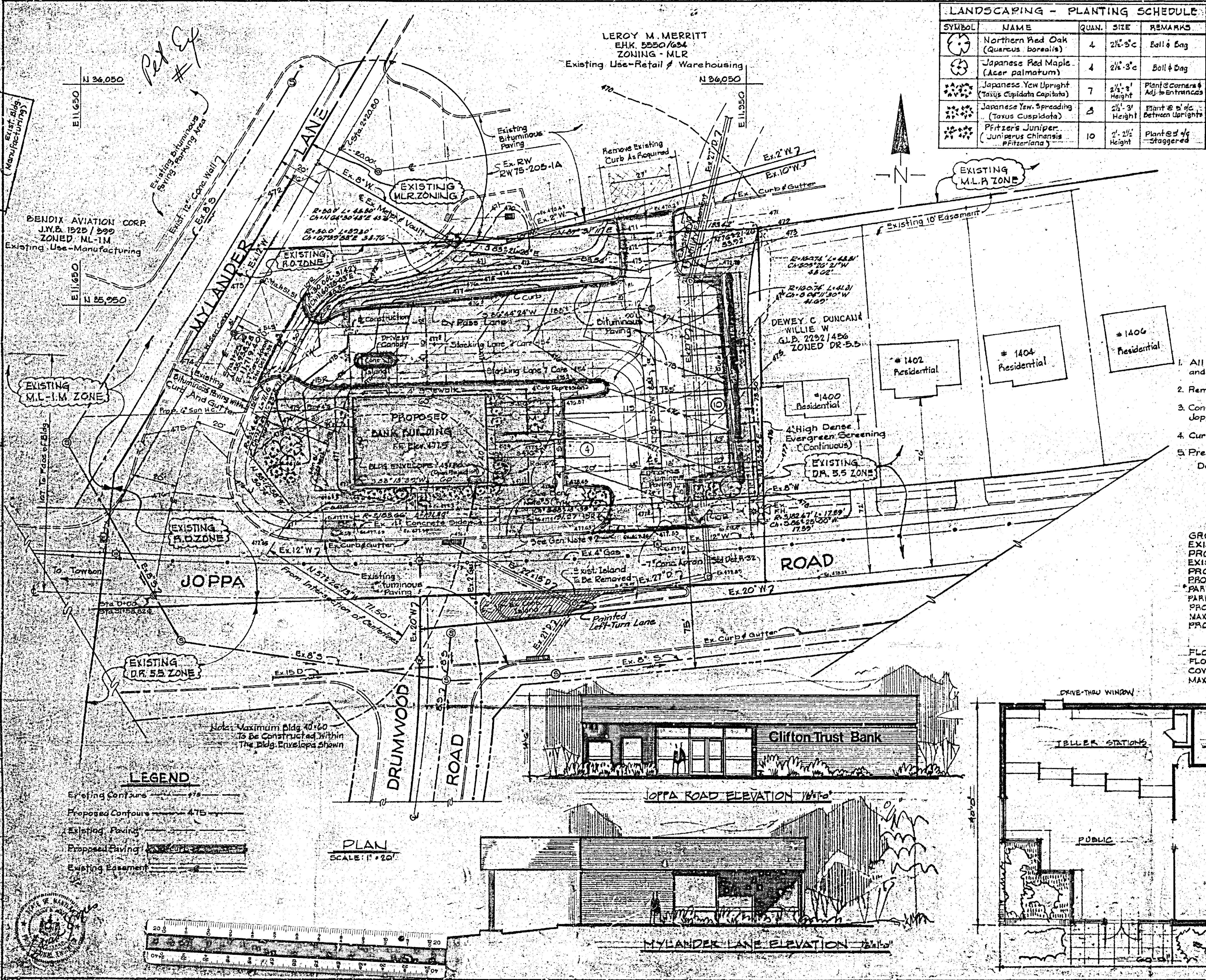
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

James Earl Kraft
Baltimore County Board of Education
212 Aigburth Road (21204)

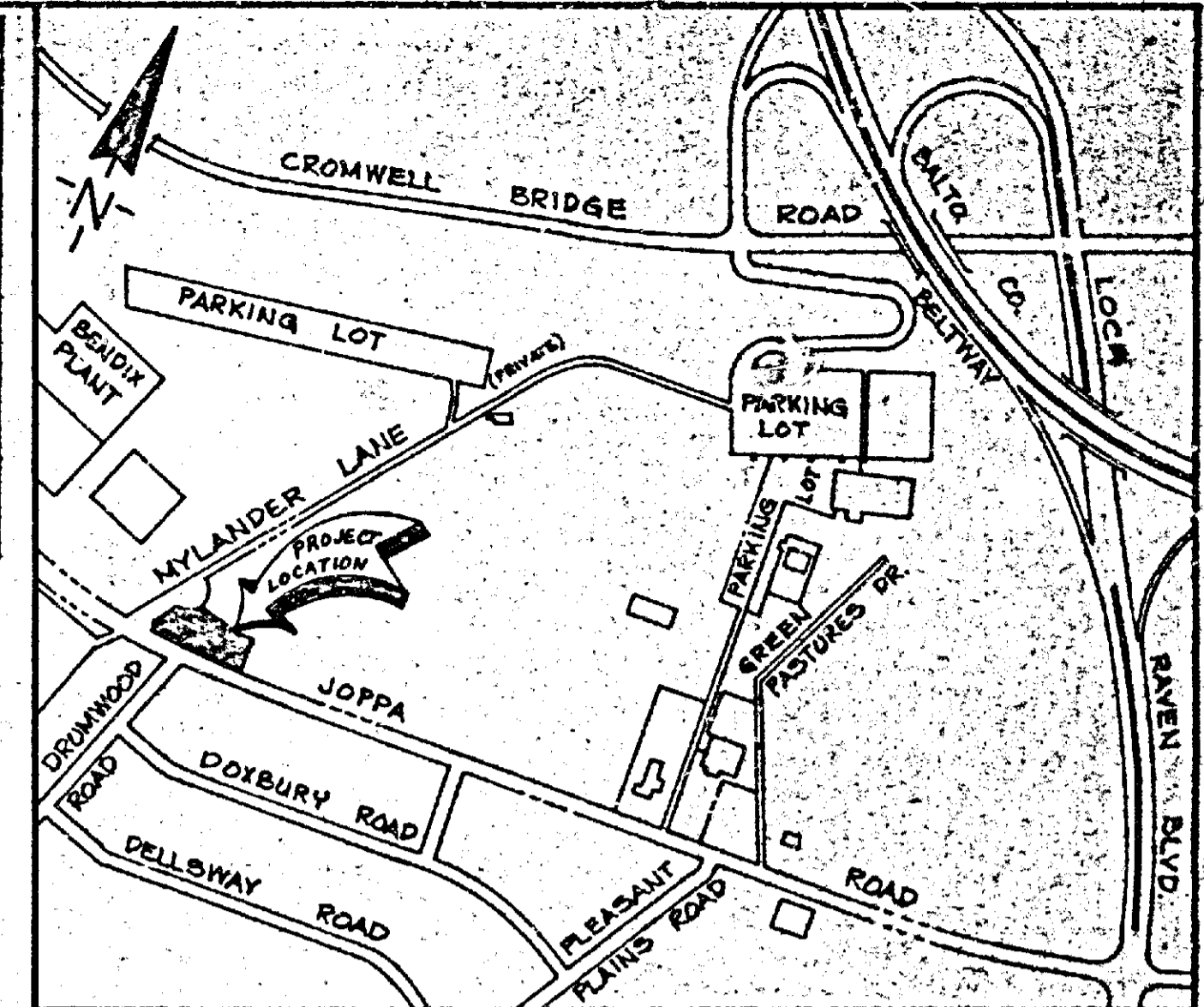
Ronald Baranoski
1401 E. Joppa Rd. (21204) Protestant

Terry Coleman
1403 E. Joppa Rd. (21204)

S. Eric DiNenna, Esq.
406 W. Penna. Ave.
Towson, Md 21204 Counsel for Petitioner ✓



LANDSCAPING - PLANTING SCHEDULE				
SYMBOL	NAME	QUAN.	SIZE	REMARKS
	Northern Red Oak (Quercus borealis)	4	2 1/2' - 3' c	Ball & Bag
	Japanese Red Maple (Acer palmatum)	4	2 1/2' - 3' c	Ball & Bag
	Japanese Yew Upright (Taxus Cupidata Capitata)	7	2 1/2' - 3' Height	Plant @ corners & Adj. to Entrances
	Japanese Yew Spreading (Taxus Cupidata)	3	2 1/2' - 3' Height	Plant @ 5' c. Between Uprights
	Pfitzer's Juniper (Juniperus chinensis Pfitzeriana)	10	2' - 2 1/2' Height	Plant @ 5' c. Staggered



LOCATION PLAN
Scale: 1" = 500'

GENERAL NOTES

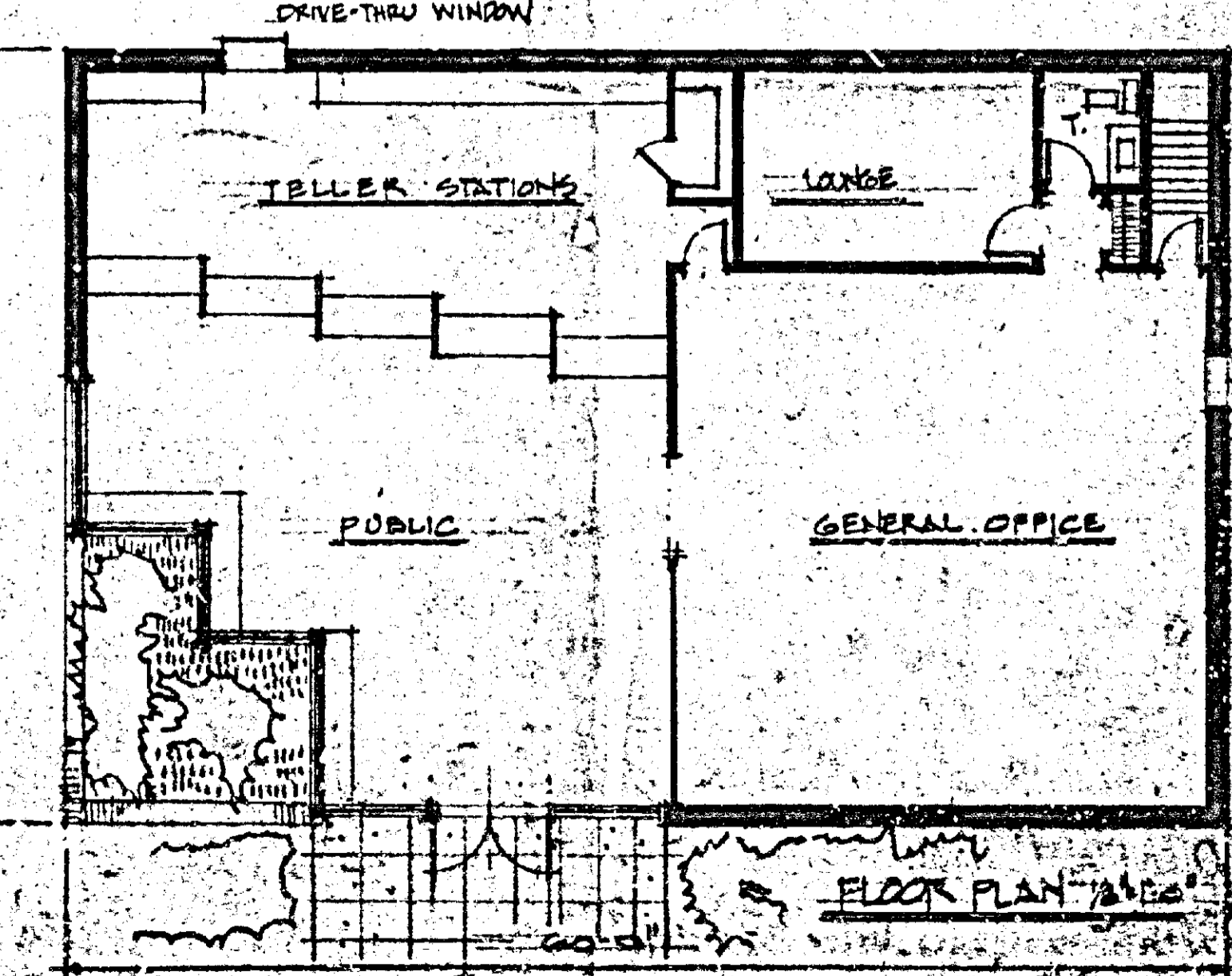
1. All Parking Spaces shall have a minimum dimension of 9' x 20' and Handicapped Parking Space shall be 12' x 20'.
2. Remove existing concrete driveways (Three Places) as shown.
3. Construct standard 4' wide concrete sidewalk and curb along Joppa Road (Three Places) as shown.
4. Curbs shall be Baltimore County Standard Type 'A' Curb.
5. Present Property Owner: LEROY M. MERRITT
Deeds: Date - 7/25/13 - E.H.K.J. 5550/684
Date - 4/28/76 - E.H.K.J. 5627/832

SUMMARY INFORMATION

GROSS AREA OF PROPERTY:	0.556 AC.
EXISTING ZONING:	R-O
PROPOSED ZONING:	B.L.
EXISTING USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	BANK
PROPOSED FLOOR AREA:	2400 sq. ft. (Net)
PARKING REQUIRED:	8 SPACES
PARKING PROVIDED:	14 SPACES
PROPOSED BUILDING HEIGHT:	10 FEET
MAXIMUM NUMBER OF EMPLOYEES:	10 PERSONS
PROPOSED HOURS OF OPERATION:	Mon-Thurs: 9 am - 5 pm Friday: 9 am - 3 pm Saturday: 9 am - 1 pm
FLOOR/AREA RATIO ALLOWABLE (B.L. ZONE):	3.0
FLOOR/AREA RATIO ACTUAL:	0.105
COVERAGE:	105%
MAXIMUM LEVELS OF EMISSIONS:	

Sound:	20 Decibel
Odor:	Negligible
Gases:	
CO:	0.0 lbs/day
NO:	1.5 lbs/day
NO2:	1.9 lbs/day
Dust:	Negligible
Heat:	Negligible
Light:	Negligible

* Off Street Parking Required: 2400 sq. ft. / 300 = 8 Spaces



Revised July 2, 1985
Revised November 24, 1985
Revised November 24, 1985
Revised October 25, 1985
Revised August 2, 1985
Revised July 16, 1985
Revised March 21, 1985

LEGEND	
Existing Contours	475
Proposed Contours	475
Existing Paving	
Proposed Paving	
Existing Easement	

Note: Maximum Bldg 40' x 60' To Be Constructed Within The Bldg. Envelope Shown

PLAN
SCALE: 1" = 20'

PLAT TO ACCOMPANY PETITION FOR ZONING
RECLASSIFICATION FROM R-O TO B.L.

OWNER: LEROY M. MERRITT
2066 LORD BALTIMORE DRIVE
WOODLAWN, MARYLAND 21207

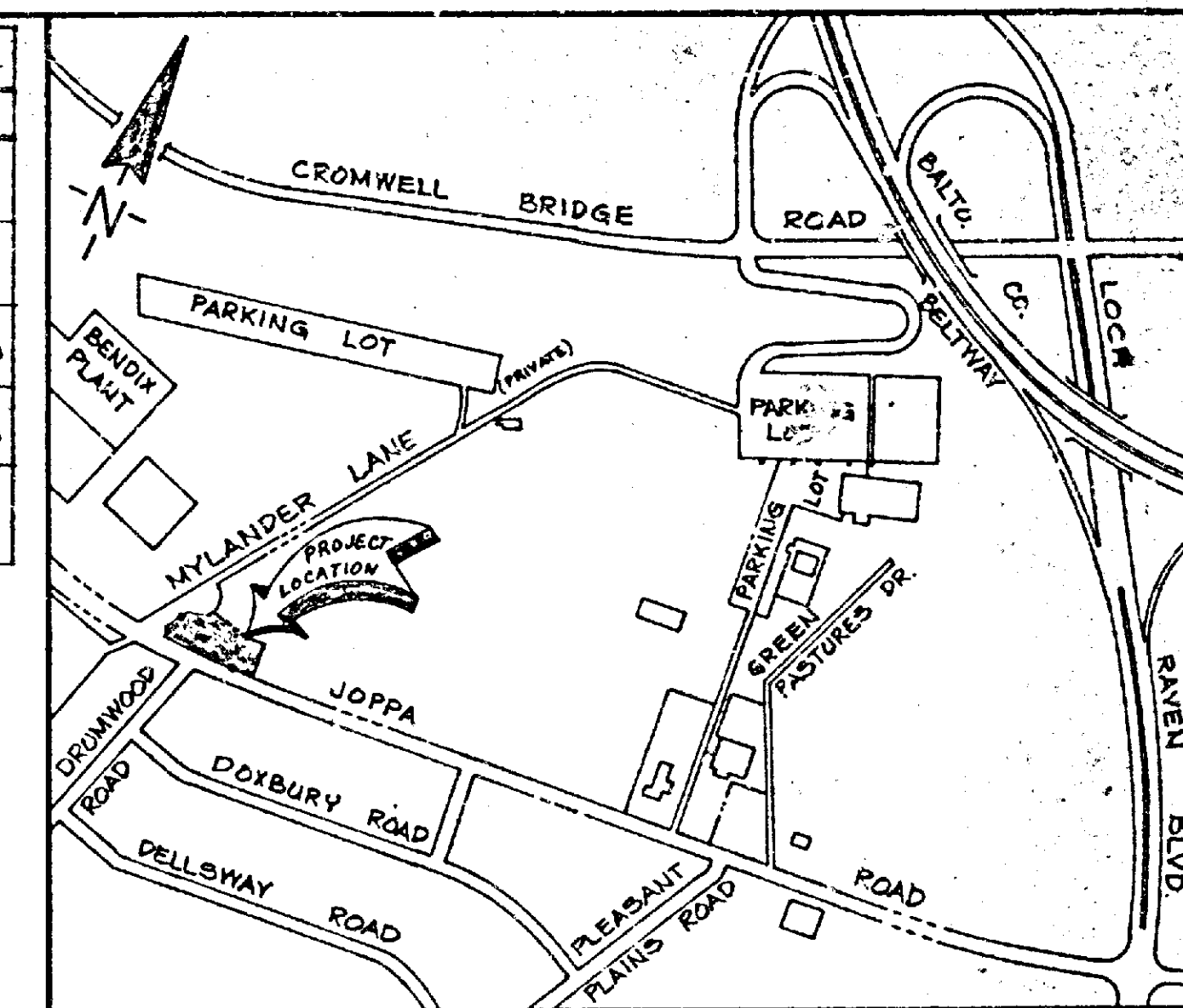
JORPA ROAD PROPERTY
BALTIMORE COUNTY MARYLAND
DATE: JAN. 12, 1977
ELECTION DISTRICT NO. 9
COUNTY MANIC DIST. NO. 4

SCALE: AS SHOWN
DRAWING NO. 1
OF 1
K.O.P.

WHITNEY
BAILEY
COX
MACHAN
CONSULTING ENGINEERS
1850 York Road
Timonium Md. 21083
301-252-6060

LEROY M. MERRITT
E.H.K. 5550/634
ZONING - MLR
Existing Use-Retail & Warehousing

LANDSCAPING - PLANTING SCHEDULE				
SYMBOL	NAME	QUAN.	SIZE	REMARKS
	Northern Red Oak (Quercus borealis)	4	2 1/2" - 3" c	Ball & Bag
	Japanese Red Maple (Acer palmatum)	4	2 1/2" - 3" c	Ball & Bag
	Japanese Yew Upright (Taxus Cupidata Capitata)	7	2 1/2" - 3" Height	Plant @ Corners & Adj. to Entrances
	Japanese Yew Spreading (Taxus Cupidata)	3	2 1/2" - 3" Height	Plant @ 5' o/c Between Uprights
	Pfitzer's Juniper (Juniperus Chinensis Pfitzeriana)	10	2" - 2 1/2" Height	Plant @ 5' o/c Staggered



LOCATION PLAN

Scale: 1" = 500'

GENERAL NOTES

- All Parking Spaces shall have a minimum dimension of 9'x20' and Handicapped Parking Space shall be 12'x20'.
- Remove existing concrete driveways (Three Places) as shown.
- Construct standard 4' wide concrete sidewalk and curb along Joppa Road (Three Places) as shown.
- Curbs shall be Baltimore County Standard Type 'A' Curb.
- Present Property Owner: LEROY M. MERRITT
Deeds: Date - 7/25/75 - E.H.K.Jr. 5550/634
Date - 4/28/76 - E.H.K.Jr. 5627/832

SUMMARY INFORMATION

GROSS AREA OF PROPERTY:	0.555 Acs
EXISTING ZONING:	R-O
PROPOSED ZONING:	B.L.
EXISTING USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	BANK
PROPOSED FLOOR AREA:	2400 S.F. (Max)
PARKING REQUIRED:	8 SPACES
PARKING PROVIDED:	14 SPACES
PROPOSED BUILDING HEIGHT:	14.5 FEET
MAXIMUM NUMBER OF EMPLOYEES:	10 PERSONS
PROPOSED HOURS OF OPERATION:	Mon-Thurs: 9 am - 5 pm Friday: 9 am - 2 pm Saturday: 9 am - 1 pm
FLOOR/AREA RATIO ALLOWABLE (B.L. ZONE):	3.0
FLOOR/AREA RATIO ACTUAL:	0.105
COVERAGE:	105%
MAXIMUM LEVELS OF EMANATIONS:	

Sound:	21.5 Decibel
Odor:	Negligible
Gases:	
CO:	11.0 lbs/day
HC:	1.5 lbs/day
NO:	1.2 lbs/day
Dust:	Negligible
Heat:	Negligible
Light:	Negligible

* Off Street Parking Required:
2400 S.F. / 300 = 8 Spaces

item 4 Cycle I

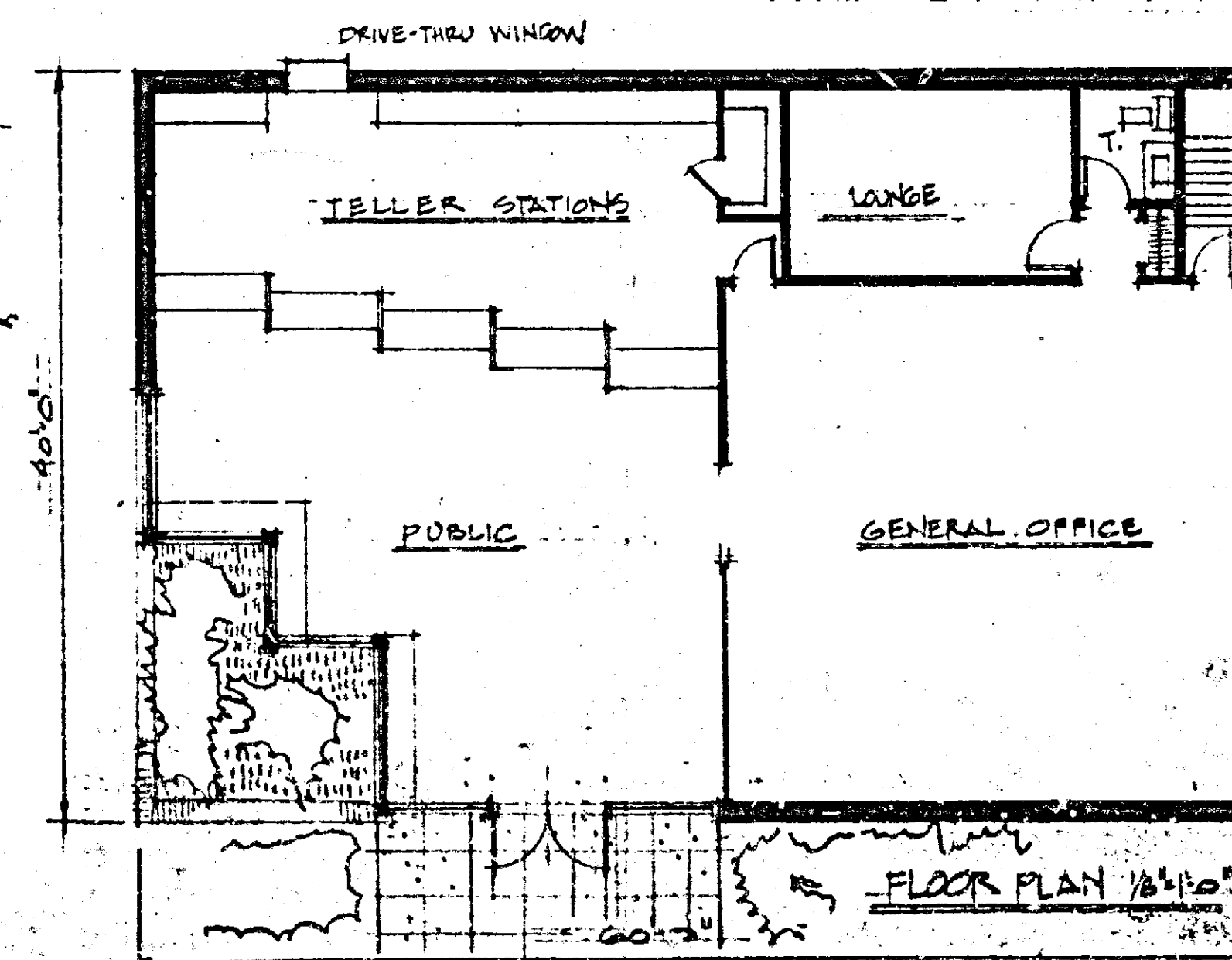
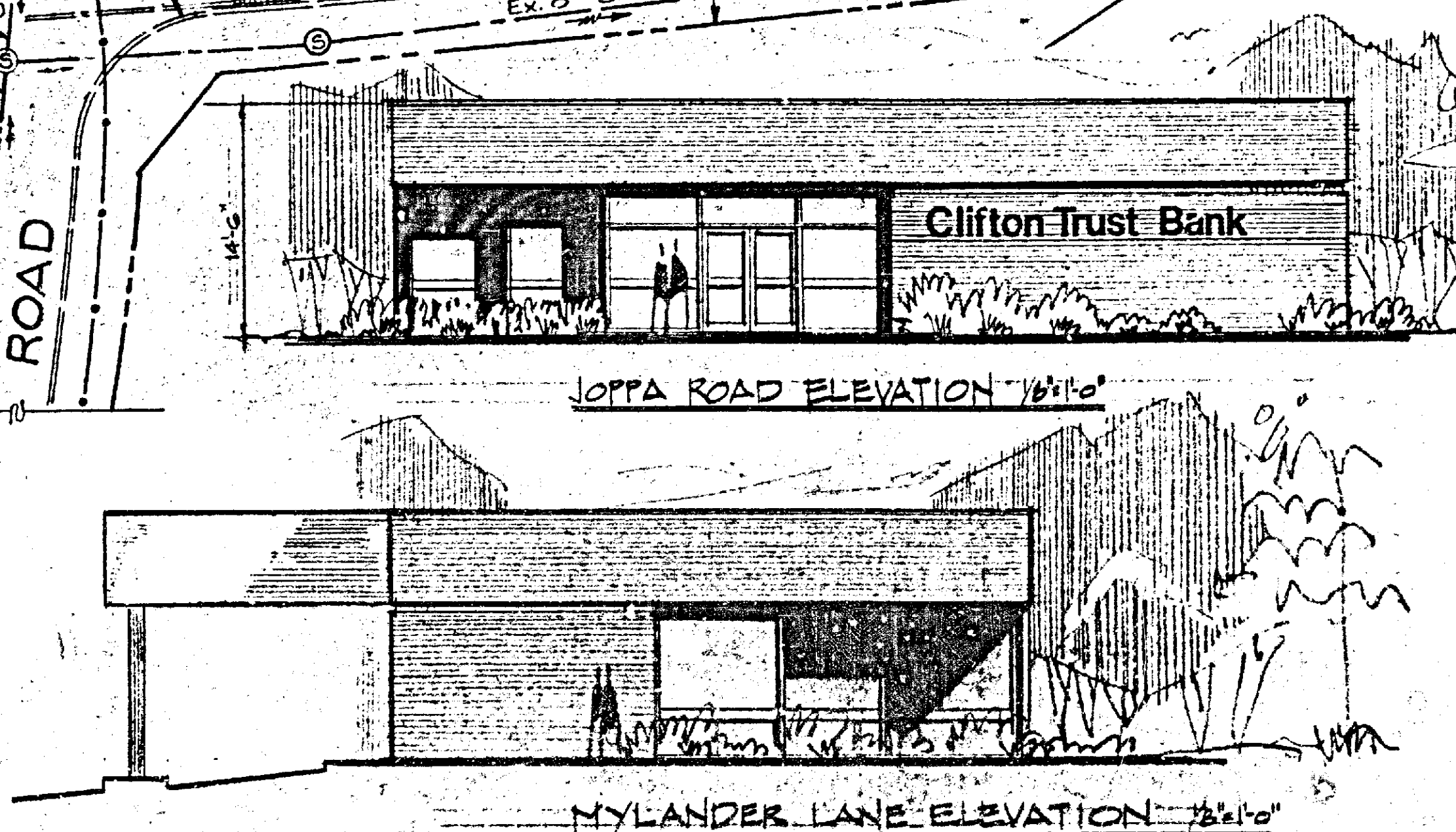
Revised July 2, 1985
Revised November 24, 1982
Revised November 2, 1981
Revised October 23, 1980
Revised August 27, 1979
Revised July 14, 1978
Revised March 25, 1977

LEGEND

Existing Contours	475
Proposed Contours	475
Existing Paving	
Proposed Paving	
Existing Easement	

Note: Maximum Bldg 40'-60'
To Be Constructed within
The Bldg. Envelope Shown

PLAN
SCALE: 1" = 20'



FLOOR PLAN 1/8" = 1'-0"

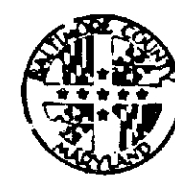
PLAT TO ACCOMPANY PETITION FOR ZONING
RECLASSIFICATION FROM R-O TO B.L.

OWNER: LEROY M. MERRITT
2066 LORD BALTIMORE DRIVE
WOODLAWN, MARYLAND 21207

JOPPA ROAD PROPERTY
BALTIMORE COUNTY MARYLAND
DATE: JAN. 12, 1977
ELECTION DISTRICT NO. 9
COUNCILMANIC DIST. NO. 4

SCALE: AS SHOWN
DRAWING NO. 1
OF 1
R.R. K.O.P.S. B.D.J.

WHITNEY
BAILEY
COX
MAGNANI
CONSULTING ENGINEERS
1850 York Road
Timonium Md. 21053
301-252-6060



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

April 8, 1986

John A. Farley, Jr., Esq.
400 Allegheny Ave.
Towson, Md. 21204

RE: Case No. R-86-338-X
Leroy M. Merritt

Dear Mr. Farley:

Enclosed herewith please find copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Leroy M. Merritt
Clifton Trust Bank
Phyllis C. Friedman
James E. Kraft
Ronald Baranowski
Terry Coleman
S. Eric DiNenna, Esq.
C. Matthew Pick
Norman Gerber
James Hoswell
Arnold Jablon
Jean Jung
James Dyer

MAP 11-105
36
E.D. 91*
DATE 1-9-87
200
1000
DP

R-86-338-X
#4

R-86-338-X
#4

Leroy M. Merritt
11204 Joppa Rd., and R-86-338
9th Elec. Dist.

IN THE MATTER OF :
LEROY M. MERRITT :
RE: RECLASSIFICATION AND :
SPECIAL EXCEPTION ON PROPERTY :
LOCATED ON THE NORTHEAST :
CORNER OF JOPPA ROAD AND :
MYLANDER LANE, :
9th DISTRICT :
BALTIMORE COUNTY :
No. R-86-338-X

OPINION

This matter comes before the Board as a Petition for Zoning Reclassification and Special Exception, for the property located at the northeast corner of Joppa Road and Mylander Lane, in the 9th Election District of Baltimore County. The petition was filed by the property owner, Leroy M. Merritt, and the relief sought is requested by the contract purchaser, Clifton Trust Bank.

The subject property contains approximately 0.524 acres of land and is located in a neighborhood which was described as a "mixed bag" from a zoning standpoint. That is, there are mixed uses in the immediate vicinity, including commercial/office, single homes and row homes. Specifically, the property abuts to the north a tract zoned MLR and owned by the same individual who owns this tract. This parcel is used for office/warehouse purposes. To the west and southwest of the site, the Bendix facility and office complex exist. East of the site, along the northern border of Joppa Road, single family homes are located. Finally, south and southeast of the site there exists the community of Loch Raven Village, a residential area consisting of both duplex and row homes.

Pursuant to the testimony of the Chairman of the Board of Clifton Trust, John Farley, the bank desires to locate a drive-in facility on this site. The structure proposed would not house a large full service bank, rather a more modest drive-in branch office with four or five employees.

Leroy M. Merritt
Case No. R-86-338-X

The parcel shall be rezoned as BL except for a ten (10) foot strip on the easternmost border of the property, which shall be zoned RO. Further, development of this site must be in accordance with the documented site plan attached to the petition. Finally, the Petition for Special Exception for a drive-in bank on this site is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

William R. Evans
William R. Evans

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an RD zone to an BL zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for BRANCH BANK DRIVE-IN.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

RECEIVED
COUNTY BOARD OF APPEALS
JUL 18 11 49 AM '86

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:

CLIFTON TRUST BANK

(Type or Print Name)

By: *James A. Plitt*

Signature JAMES A. PLITT, JR., PRES.

10112 York Road,

Address

Cockeysville, Maryland 21030

City and State

Attorney for Petitioner:

JOHN A. FARLEY, JR.

& COADY & FARLEY

(Type or Print Name)

Signature *John A. Farley, Jr.*

400 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 337-0200

Legal Owner(s):

LEROY M. MERRITT

(Type or Print Name)

Signature *Leroy M. Merritt*

1940 Ruxton Road

Address

Baltimore, Maryland 21204

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

JOHN A. FARLEY, JR.

Name

400 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Phone No.

BAPC-Form 1

Leroy M. Merritt
Case No. R-86-338-X

Turning to that issue, the Board notes the testimony of Frederick Klaus, a real estate consultant, and James Hoswell of the County's Planning Department. Both gentlemen discussed the history of this tract, which is most germane.

Prior to the adoption of the 1980 Comprehensive Zoning Map, the property was zoned DR 5.5. Despite the request of the petitioner for BL, the property was zoned in 1980 R-O. A Petition for Reclassification was filed thereafter by the Petitioner, however, the petition was denied by this Board by its Opinion of July 1, 1983. That Order was then appealed to the Circuit Court of Baltimore County and was reversed by the Interim Order and Memorandum Opinion by Judge Owen Hennegen, dated September 20, 1984 and November 13, 1984, respectively. Notwithstanding these Orders, the zoning of the property reverted to RO within several months thereafter by the adoption of the 1984 Zoning Maps. Based upon this map, the Petitioner again comes before this Board seeking reclassification.

In this regard, Mr. Klaus testified as to his opinion that the RO zoning was in error. His conclusion was based largely upon the commercial character of the surrounding area. In support of the map, Mr. Hoswell testified as to the appropriateness of RO zoning in view of the surrounding residential area. Mr. Hoswell feared that a reclassification to BL may endanger the residential character of the adjoining DR 5.5 tracts. He did admit that in view of the commercial development of the area, the requested relief did not constitute spot zoning, which had been his concern when defending the 1980 map.

In considering this petition, we particularly note Section 2-58.1 (N) of the County Code. This Section in essence, provides that a reclassification petition may include therewith a documented site plan

IN THE MATTER OF PETITION *
FOR RECLASSIFICATION *
N/E corner of Joppa Road *
and Mylander Lane *
OF *
LEROY M. MERRITT, *
Petitioner *
BALTIMORE COUNTY *

ADDENDUM TO PETITION

The Petitioner, Leroy M. Merritt, Owner, and Clifton Trust Bank, Contract Purchaser, by John A. Farley, Jr. and Coady & Farley, their attorneys, respectfully request that the subject property be reclassified from an RO Zone to a BL Zone, averring:

1. That the subject property contains 0.524 acres of land, more or less and is located at the northeast corner of Joppa Road and Mylander Lane, in the 9th Election District of Baltimore County.

2. That the County Council erred in the map process in both 1980 and 1984 in classifying the property in a RO Zone for the following reasons:

a. That the property is small and irregularly shaped, and it is not economically feasible to develop it for office use; moreover, there is an over supply of office space in the general area.

b. That the County Council in the 1984 map process failed to consider and/or ignored the Interim Order dated September 20, 1984 and the Memorandum Opinion dated November 13, 1984 of the Circuit Court for Baltimore County at Law, (Case No. 83-M-263/15/298), (incorporated herein by reference), whereby the Court ordered that the property be reclassified as a BL Zone, stating that the County Council had placed an inappropriate zoning classification on the property in 1980 and that its action was in error.

3. That this Petition is submitted pursuant to the provisions of Bill 56-79 with specific plans showing the building, parking area, driveway, etc. to reflect the proposed construction of a one story bank driving thereon with drive-in facilities, and that if the reclassification is granted, the property would be limited to such a use.

MAR 23 1987

WHEREFORE, your Petitioner requests that this Honorable Board reclassify the subject property from an RC Zone to a BL Zone.

Respectfully submitted,

JOHN A. FARLEY, JR.
COADY & FARLEY
400 Allegheny Avenue
Towson, Maryland 21204
337-0200
Attorneys for Petitioner

- 2 -

WHITNEY, BAILEY, COX & MAGNANI
1850 York Road
Timonium, Maryland, 21093
(301) 252-6060

July 9, 1985

DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR ZONING
RECLASSIFICATION FROM R.O. TO B.L.

All that parcel of land in the Ninth Election District of Baltimore County,

Beginning for the same at a point on the north side of Joppa Road, located N 57°26'13"W 71.50 feet from the intersection of the centerline of Joppa Road and the centerline of Drumwood Road; thence from said place of beginning, binding on the cut-off leading to the southeast side of Mylander Lane, (1) N 38°12'58"W 30.74 feet to said southeast side of Mylander Lane, thence binding on said side of said Lane the three following lines viz: (2) northeasterly by a curve to the right having a radius of 324.68 feet for the distance of 71.15 feet, said arc being subtended by a chord bearing N 24° 11'23"E 71.01 feet, (3) northeasterly by a curve to the right having a radius of 30.00 feet for a distance of 31.42 feet, said arc being subtended by a chord bearing N 60°28'03"E 30.00 feet, (4) northeasterly by a curve to the left having a radius of 50.00 feet for the distance of 39.80 feet, said arc being subtended by a chord bearing N 67°39'53"E 38.76 feet, thence leaving Mylander Lane and running the four following lines viz: (5) S 83°21'28"E 83.56 feet, (6) N 76°21'20"E 53.92 feet, (7) southerly by a curve to the left having a radius of 160.74 feet for the distance of 41.81 feet said arc being subtended by a chord bearing S 4°11'30"W

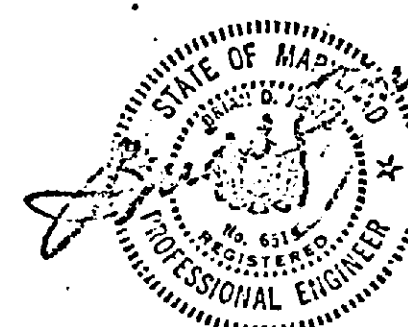
OFFICE COPY

Description of Property to
Accompany Petition for Zoning
Reclassification from R.O. to
B.L.

July 9, 1985

41.69 feet, (8) S 3°15'36"E 73.30 feet to the north side of Joppa Road, thence binding on the north side of Joppa Road, of variable width the two following lines viz: (9) westerly by a curve to the right having a radius of 3182.67 feet for the distance of 17.39 feet, said arc being subtended by a chord bearing S 86°25'00"W 17.39 feet, and (10) westerly by a curve to the right having a radius of 3153.66 feet for the distance of 191.30 feet said arc being subtended by a chord bearing S 88°18'39" W 191.27 feet to the place of beginning.

Containing 0.524 acres more or less.



PETITION FOR RECLASSIFICATION

LOCATION: Northeast Corner of Joppa Road and Mylander Lane

PUBLIC HEARING: Tuesday, March 25, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

To reclassify the zoning status of property from a R.O. Zone to a B.L. Zone and for a Special Exception to use the property for a branch bank with a drive-in

All that parcel of land in the 9th Election District of Baltimore County

Beginning for the same at a point on the north side of Joppa Road, located N 57°26'13"W 71.50 feet from the intersection of the centerline of Joppa Road and the centerline of Drumwood Road; thence from said place of beginning, binding on the cut-off leading to the southeast side of Mylander Lane, (1) N 38°12'58"W 30.74 feet to said southeast side of Mylander Lane, thence binding on said side of said Lane the three following lines viz: (2) northeasterly by a curve to the right having a radius of 324.68 feet for the distance of 71.15 feet, said arc being subtended by a chord bearing N 24°

11'23"E 71.01 feet, (3) northeasterly by a curve to the right having a radius of 30.00 feet for a distance of 31.42 feet, said arc being subtended by a chord bearing N 60°28'03"E 30.00 feet, (4) northeasterly by a curve to the left having a radius of 50.00 feet for the distance of 39.80 feet, said arc being subtended by a chord bearing N 67°39'53"E 38.76 feet, thence leaving Mylander Lane and running the four following lines viz: (5) S 83°21'28"E 83.56 feet, (6) N 76°21'20"E 53.92 feet, (7) southerly by a curve to the left having a radius of 160.74 feet for the distance of 41.81 feet said arc being subtended by a chord bearing S 4°11'30"W

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Containing 0.524 acres more or less.

Being the property of Leroy M. Merritt
as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM R.O. TO B.L. ZONE : OF BALTIMORE COUNTY
NE Corner of Joppa Rd. &
Mylander Lane, 9th District :
LEROY M. MERRITT, Petitioner : Case No. R-86-338-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

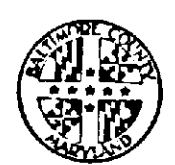
RECEIVED
COUNTY BOARD OF APPEALS
FEB -7 A 9 29

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to John A. Farley, Jr., Esquire, and Coady & Farley, 400 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner; and Clifton Trust Bank, James A. Plitt, Jr., President, 10112 York Rd., Cockeysville, MD 21030, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JADLON
ZONING COMMISSIONER

John A. Farley, Jr., Esquire
Coady & Farley
400 Allegheny Avenue
Towson, Maryland 21204

JEAN M. HUNG
DEPUTY ZONING COMMISSIONER

March 10, 1986

RE: PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION
NE/cor. Joppa Road and Mylander Lane
9th Election District
Leroy M. Merritt - Petitioner
Case No. R-86-338-X

Dear Mr. Farley:

This is to advise you that \$442.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JADLON
Zoning Commissioner

AJ: med

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 018546
DATE 3/25/86	ACCOUNT P-01-615-000	
AMOUNT \$ 442.00		
RECEIVED FROM: Clifton Trust		
FOR: Advertising and Posting re Case R-86-338-X		
B 0103*****4420018 3252F		
VALIDATION OR SIGNATURE OF CASHIER		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 07377
DATE 7/10/85	ACCOUNT 01-615-000	
AMOUNT \$ 100.00		
RECEIVED FROM: Coady & Farley		
FOR: Reclass. R.O.-BL Joppa Rd. & Mylander		
B 0103*****1000018 3152F		
VALIDATION OR SIGNATURE OF CASHIER		

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986.

THE JEFFERSONIAN,
W. Venetaki
Publisher

Cost of Advertising
44.00
R-86-338-X

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986.

THE JEFFERSONIAN,
W. Venetaki
Publisher

Cost of Advertising
44.00
R-86-338-X

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 5, 1986.

TOWSON TIMES,
W. Venetaki
Publisher

Cost of Advertising
68.00
R-86-338

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 97th Date of Posting: 3/10/86
Posted for: *Reclassification*
Petitioner: *Leroy M. Merritt*
Location: *NE corner, Joppa Rd. & Mylander Lane*
Location of Signs: *On Joppa Rd. at intersection with Mylander Lane, 100 ft. on each side of intersection.*
Remarks: *See map.*
Posted by: *W. Venetaki* Date of return: 3/10/86
Number of Signs: 4

John A. Farley, Jr., Esquire
Gandy & Farley
400 Allegheny Avenue
Towson, Maryland 21204

February 21, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
AND SPECIAL EXCEPTION
NE corner, Joppa Rd. and Mylander La.
9th Election District
Leroy M. Merritt - Petitioner
Case No. R-86-338-X

TIME: 10:00 a.m.

DATE: Tuesday, March 25, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 18546
DATE: 3/25/86 ACCOUNT: R-86-338-X
AMOUNT: \$ 462.00
RECEIVED FROM: Clifton Trust
FOR: *Administrative and Posting fee Case R-86-338-X*
VALIDATION OR SIGNATURE OF CASHIER

William Hackett
County Board of Appeals
Room 219 - Court House
Towson, Maryland 21204

Dear Sir:

My husband and I wish to enter an objection to the reclassification of the property at the corner of Joppa Road and Mylander Lane. We are against a BL Zoning.

We are original owners of our home at 1542 Dellaway Road purchased in June of 1960 in Loch Raven Village where we chose to raise our family. We have witnessed many changes over the years in this area bordered by Loch Raven Boulevard and Joppa Road - unfortunately, there have been considerable changes on Joppa Road - (the addition of many business establishments) thereby increasing the amount of traffic on this road - much to our dismay.

I happen to work at an office located on East Joppa Road and, upon returning home from work in the evening, cannot possibly turn into the Village from Joppa Road to Pleasant Plains Road (with a traffic light) because of the heavy traffic - I must turn onto Drummond Road from Joppa Road.

Now, we understand that Wendy's and Pizza Hut are also planning to build outlets on the site currently occupied by Reynolds Paint Co. and the former lumberjack company on Joppa Road which will, in fact, create additional traffic and congestion - where will it all end? WE DO NOT NEED ANOTHER BUSINESS ON JOPPA ROAD!!!!

Thank you for your consideration.

Sincerely yours,

Mr. & Mrs. Edmund L. Mitzel
Mr. & Mrs. Edmund L. Mitzel

Letters of protest

William Hackett
County Board of Appeals
219 Court House
Towson, Md. 21204

Dear Sir:

My husband and I vehemently object to the reclassification of property at the corner of Joppa Rd. and Mylander Lane. We are definitely against BL Zoning.

During recent years we have had several projects mushrooming along Joppa Rd. which have already contributed to the present congestion of heavy traffic along Joppa Rd.

Any additional projects can and will create future problems for the Fire Dept. should a fire break out in this area or any area along Joppa Rd.

The addition of the bank would only aggravate conditions in so far as traffic is concerned along the area mentioned.

We would greatly appreciate it if the bank, in question, would be placed in a less congested area which would greatly alleviate the present hazardous conditions along Joppa Rd.

Sincerely yours,
Luigi Di Stefano
Luigi Di Stefano

1427 E. Joppa Rd.
Towson, Md 21204

*Mr. William Hackett
County Board of Appeals
Room 219 Court House
Towson Md 21204*

Dear Sir:

I would like to add my name to the people protesting the placing of any type of business on the corner of Joppa Rd & Mylander Lane.
My cause more headaches.

Thank you
John P. M. Thilly
8500 Drummond Rd.
21204

1401 East Joppa Road
Towson, Md. 21204
March 20, 1986

William Hackett
County Board of Appeals
Room 219 Court House
Towson, Md. 21204

Dear Mr. Hackett,
My family consisting of 5 voters wish to enter an objection to the re-classification of the property at the corner of Joppa Road and Mylander Lane. We are against the BL zoning.

My wife and I have lived here for 24 years and intend to stay for the next 24 years plus. We have experienced the lack of parking by some of the already existing businesses near by (the employees were parking in our residential area). We had to have '2 hour' parking signs put up so that the residents could park in front of their own homes. The same parking problems exist on the North side of Joppa Road. Right now we have a buffer zone of some trees and grass and private homes on the north side of Joppa Road that have been there since early in the 1940's to act as a shield to our peaceful neighborhood.

Living here on Joppa Road, we are aware of the enormous traffic on Joppa Rd. To add to this traffic would put a tremendous hardship on our neighborhood and safety hazards on our families. To quote a neighbor: "I'm afraid to

walk down the 1400 block of Joppa Road by myself or with my children because of the traffic." What more proof do you need to show fear. We don't need a business or bank on Joppa and Mylander.

In 24 years I have personally experienced cars jumping the curb, running across our grass, my son was nearly killed picking up our evening paper, cars coming down the wrong side of the road, parked cars hit, accidents at all times of the day and night.

If anyone knows more of these conditions, it is the residents on Joppa and the surrounding Roads. The addition of a business or bank will also draw more attention to this corner for crime-- this we do not need. Are we not entitled to the same considerations you personally want for your neighborhood. Would you want to have it in your neighborhood--across from your house. Take the business out to an area that needs it. We have banks and businesses by the dozens all within a few blocks of walking.

Thank you for your time in reading my letter.

Sincerely yours,

Cheryl Lynn Baranowski
Chuck Brando
Ronald W. Baranowski
Paul J. Baranowski
Mickey Baranowski

RECEIVED
COUNTY BOARD OF APPEALS
MAR 24 1986

L. P. KOLAKOWSKI
1405 E. JOPPA ROAD
BALTIMORE, MARYLAND 21204

1405 East Joppa Road
Baltimore Maryland 21204
March 20, 1986

Mr. William Hackett
County Court of Appeals
Room 219 Court House
Towson, Maryland 21204

Dear Mr. Hackett:

I'm writing to voice my opposition to the reclassification of the property at the corner of Joppa Road and Mylander Lane.

My objection to the reclassification is based on a number of reasons. Foremost is general increased congestion associated with added business in the area. When first moving into the neighborhood my wife and I were looking for a residential area, reasonably free of traffic and related noises. In the last few years we have witnessed an un-nerving variety of establishments opening, bringing with them increased traffic and distracting noises. In my mind, added establishments can only detract from the neighborhood, doing nothing for Loch Raven Village or my residence. More business at the above mentioned location can only liken this corner of Joppa Road to any other cluttered, congested business strips.

Sincerely,

L. P. Kolakowski
L. P. Kolakowski

RECEIVED
COUNTY BOARD OF APPEALS
MAR 24 1986

1403 East Joppa Road
Towson, Md. 21204
March 7, 1986

RECEIVED
COUNTY BOARD OF APPEALS
MAR 19 1986

William Hackett
County Board of Appeals
Room 219 Court House
Towson, Md. 21204

Attention Mr. William Hackett
Dear Sir:

My husband and I wish to enter an objection to the re-classification of the property at the corner of Joppa Road and Mylander Lane. We are against a BL Zoning.

Last year we stated various reasons as to why we are against the reclassification and we repeat those here: We have witnessed widening Joppa Road creating the worse hazard; addition of Eudowood Shopping Center; the Executive Plaza, Luskins, other stores, Data Processing, gas stations, fast foods and auto repair shops to mention a few. We are the elderly people who have worked all our lives to have a place paid for by our "twilight years". So, do we now give all this up? Spend our life savings to live in an apartment instead of enjoying retirement by doing the things we never could because of rearing children and paying for a home and keeping it in top condition? We have to listen to trucks all night long. Are we not entitled to the same consideration as those living on Loch Raven Blvd and Charles Street, where trucks are forbidden until after certain hours? I ask you, are we not all equal? WE DO NOT NEED ANOTHER BUSINESS!

Give us the price we ask for our home and you can have it all. We feel our home is worth a million, and more for all the sweat that went into buying it and being able to keep it.

There is plenty of open space out Dulaney Valley Road.... Please move out there. Thank you.

Sincerely yours,

William R. Coleman
Ruthell Coleman

Mr. & Mrs. Robert V. Canch.
1409 East Joppa Road
Towson 21204 Maryland
March 14th 1986
823-1184

Mr. W. Hackett
County Court of Appeals
Room 219 Court House
Towson Maryland 21204

Dear Sir:

My wife and I wish to enter an objection to the re-classification of the property at Joppa Rd and Mylander Lane. We are against a B+L zoning or any other kind that would increase the cars & people in this area.

Here is my first letter to you or anyone else relating to this subject, because I thought any business or private person desiring to reside or do business on the west side of Joppa road in the 1400 block had to be insane. I have lived at 1429 Joppa Road for 20 yrs. In this time I have been awoken at night or seen at least 10 crashes a year in this block.

They mostly happen as cars heading west on Joppa must pass one lane from turning to Mylander Lane. There are signs indicating this problem but they still run into the parked cars on the west side. It is not the owners fault.

What else can they do? The orchard Industrial Center has cut off their rear exit and the lots are so small that a multi car family must park on the street.

In the morning Joppa road is a major artery into town for workers there.

They run into this same situation as 2 lanes of heavy traffic must squeeze onto one lane. The turn backing + backing up happens in front of my home every morning. If this doesn't convince you that the people and cars are causing a dangerous condition, just take a look at the new buildings employing more people in the same area.

The Data Processing Company along Mylander Lane has taken over most of the large building they do business in and have increased their employees to a point where there parking is now covering the very bank property lot we are talking about regarding to put a bank on.

I think an inspection of the corners of the Industrial Center Parking Problem will show this bank addition will only lead to more problems. We now have a problem on the other end of our block with the "Shellmole" repair shop for cars flooding our into Joppa Road + turning and into parking places usually used by home owners. This new attempt to rezone will just about squeeze us out. Do we deserve this treatment? I think not. By rezoning this corner for anything that will need parking would be silly. The double lot is too small to accommodate a new business and the "orchard" center lot is full. The east side of Joppa Road (1400) where I live has the signs restricting parking to 2 hours. This means we must not park in front or get our cars hit, so we use our back alley at all times.

3

Sir: I think enough is enough. A mob at any time to this area will prove what I am saying or a call to my home and I will escort you and explain my problems.

I also think the county and state has gotten all the tax base they can stomach and politically afraid in this area.

Thank you for a wise decision in this case

Yours truly,
Robert V. Canch.

to Mr. W. Hackett.

Mr. W. Hackett
County Court of Appeals
Room 219
Court House
Towson Maryland 21204

RECEIVED
COUNTY BOARD OF APPEALS
MAR 24 1986

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Paul J. Solomon
TO: Planning Office
Mr. James S. Eyer
FROM: Chairman, Zoning Plans Advisory Committee
SUBJECT: Item No. 4 - Cycle II
October 1985 - April 1986
Petitioner - Leroy M. Merritt
Reclassification Petition

Attached are two (2) copies of an environmental impact statement as requested by my previous correspondence of November 4, 1985.

Please review and send comments as soon as possible.

JED:mr
Attachments
cc: Mr. James G. Howell
Note: See Mr. Solomon's
copies per Nick

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement
Joppa Road and Mylander Lane
BALTIMORE COUNTY, MARYLAND DISTRICT 9

Introduction

It is proposed to construct a local branch bank on a 0.524 acre parcel of land at the northwest corner of Joppa Road and Mylander Lane. The bank will be a one-story building with a floor area not exceeding 2,400 square feet. It will include one teller window for two drive-thru lanes. A site plan and a building plan and elevations are shown on the Plat to Accompany Petition for Zoning Reclassification from R-O to B.L. which accompanies this report under separate cover.

The property slopes generally to the rear at 6 per cent. Two previous residences of approximately 2,300 s.f. total were razed by the present owner, so that the property is now vacant. Mylander Lane on the west side of the property services numerous commercial activities, including the Bendix Corporation, a Mooselodge, Luskins, the Towson Business Center. A strip of residences abuts the east side of the property. The attached vicinity map shows the present R-O classification of the site. Rezoning to B.L. is required for the bank.

The purpose of this report is to present the results of a study of the environmental effects of the proposed bank on the locality. It should be noted that under the present R-O zoning it could be possible to construct a 3-story office building of approximately 3,709 s.f. ground floor area and 11,000 s.f. total floor area. The small size of the proposed bank, 2,400 s.f., is not

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement - Joppa Road and Mylander Lane

- 2 - November, 1985

unlike one large residence. Accordingly, the environmental consequences of the proposed development can be expected to be almost inconsequential when measured against the environmental consequences of developing an 11,000 s.f. office building on the site.

Additionally, the traffic generated by a new office building would originate outside the area, while the traffic generated by the bank would be largely local traffic already in the area and only partly from outside. The bank will be beneficial to the extent that hundreds of people who live and work in the area and who now may be traveling greater distances to do their banking elsewhere, can be served locally.

Aesthetics

The proposed bank would be a one-story building of 2,400 s.f., covering only 10.5 per cent of the total 0.524 acre tract. There would, therefore, be a general open appearance and effect. Landscaping would be provided in accordance with the Baltimore County Landscape Manual and would include planting a dense evergreen screen along the east property line.

Utilities

An existing water main, storm drain and sanitary sewer serve the property. Water use and sewage flow from the bank will be less than would result from offices under R-O zoning and less than the two dwellings which previously occupied the property. There would be a slight environmental benefit from the lower usage.

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement - Joppa Road and Mylander Lane

- 3 - November, 1985

Storm water runoff from the property will be small because of its size and would be approximately the same for the bank or for development under R-O zoning. Also due to the small size, a waiver of storm water management will be requested based on Section 2-150.3(c)(2) of Baltimore County's storm water management policy and Design Manual dated 1984.

Traffic

The average daily traffic on Joppa Road west of Loch Raven Boulevard is now 24,700 vehicles per day, and on Joppa Road east of Goucher Boulevard it is 13,500 vehicles per day. It is estimated, therefore, that the average daily traffic on Joppa Road at the site is approximately 20,000 vehicles per day.

The proposed bank is anticipated to generate 510 trips to the site per day as noted by the County Traffic Engineer. While this is 2.5 per cent, a very minor increase, it should also be considered, as pointed out earlier, that much of the bank trip activity will be due to traffic already in the immediate area rather than traffic brought in from outside.

The direct effect of the bank on traffic, i.e. the increase in the number of vehicles, will be minimal. There will also be an indirect effect due to emissions in vehicular exhaust, as described in subsequent sections.

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement - Joppa Road and Mylander Lane

- 4 - November, 1985

Noise

The only sound emanations from the proposed development contributing to the noise in the vicinity would be from the additional traffic generated. Light auto traffic noise is approximately 50 to 55 decibels. A 2 per cent increase in traffic will increase the noise level a fraction of a decibel, which increase will be imperceptible to the human ear.

There will be a short-term temporary increase in day-time noise resulting from construction activity. The construction noise could exceed 70 decibels during certain construction operations, but the total of such operations will be less for the proposed bank than for possible development under R-O zoning due to the much smaller building size.

Vibrations

The bank will not generate vibrations in itself. The additional traffic will contribute to vibrations. However, since the traffic increase is so small and will be limited almost exclusively to automobiles, the additional vibrations emanating from the development will be negligible.

Dust

Emission of dust or particulates from the bank will be limited to that from the exhaust emissions of the additional traffic. The estimated particulates of 0.1 lb. per day is negligible.

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement - Joppa Road and Mylander Lane

- 5 - November, 1985

Construction will generate dust on a short-term basis, but this will not have any long-term effect on the environment. The dust can be reduced in half by frequent watering of the construction areas.

Odors

Odors emanating from the proposed development would be generated from the exhaust of air from the heating and air conditioning equipment and exhaust from the additional traffic. These are of relatively small consequence and will not be perceptible in the vicinity.

Gases

Air quality is monitored by the State Health Department. Present carbon monoxide, hydrocarbon, and nitrogen oxides levels are well below the State ambient air quality standards in the central Baltimore County Area.

The proposed development will have a minimal effect on air quality in the vicinity. The only adverse effect that may occur is from additional vehicular emissions due to the increase of automobile traffic in the vicinity. The following emissions are estimated:

Carbon monoxide, CO	12 lbs/day
Hydrocarbons, HC	1.6 lbs/day
Nitrogen oxides, NO	2.1 lbs/day

WHITNEY, BAILEY, COX & MAGNANI

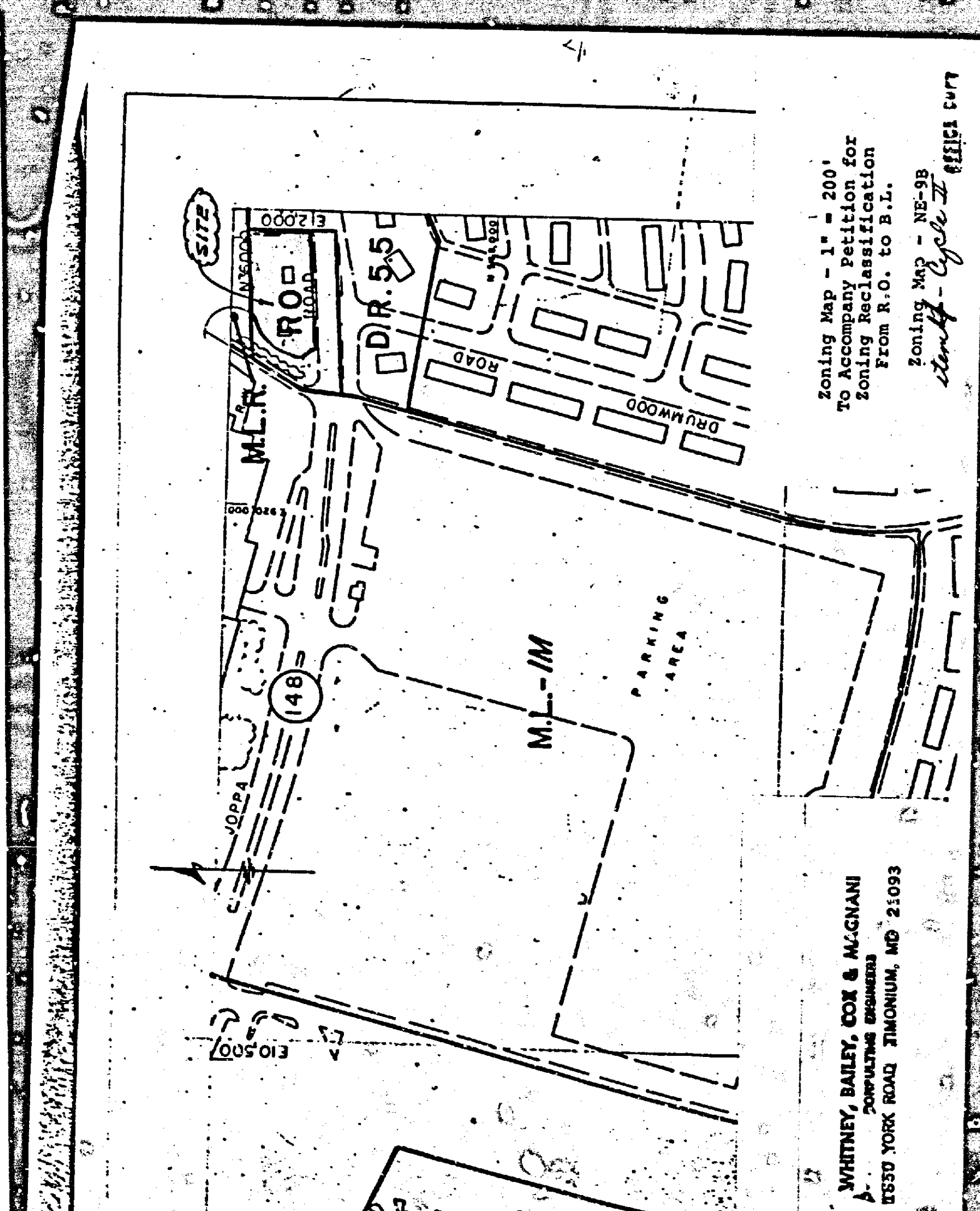
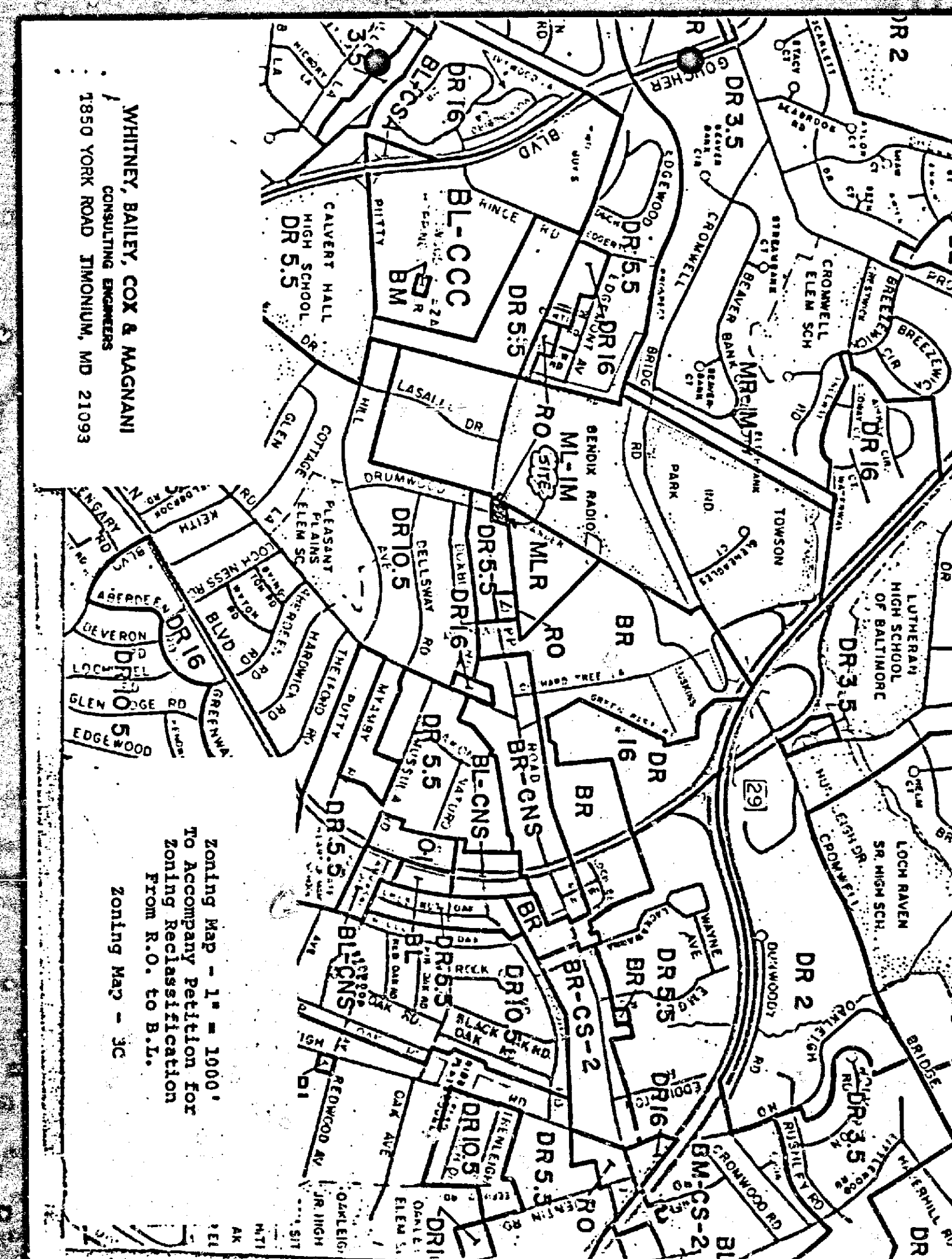
Environmental Impact Statement - Joppa Road and Mylander Lane

- 6 - November, 1985

These quantities are almost negligible with respect to existing air quality or with respect to potential development under R-O zoning. Further, these quantities will decrease as the percentage of pollution contro-equipped vehicles increases in the future.

Light and Heat

The small size of the proposed building will limit the light and heat generated to insignificant amounts which will have no adverse effect on the local community.



COPY

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

406 WEST PENNSYLVANIA AVE
TOWSON, MARYLAND 21204
(301) 296-6820

ROBERT A. BRESCHI

April 3, 1986

Vincent Curran
1841 Deveron Road
Baltimore, Maryland 21234

RE: Clifton Trust Bank
Zoning Matter
Joppa Road and Mylander Lane

Dear Mr. Curran:

This is to confirm our phone conversation wherein I advised you that upon having discussions with the Chairman of the Board of Clifton Trust Bank, the bank is committed to allow the Board of Appeals to deny a ten foot strip on the eastern portion of its property, assuming that the remainder of the land is zoned B.L. in accordance with the documented site plan.

As we had discussed, it is my understanding that you will take this before the Board of Directors of your association to discuss same and will advise all parties of our commitment and of our proposed agreement.

I think in the best interest of not only your community, my client, but all of Baltimore County, this appears to be a good compromise.

By copy of this letter, I am advising People's Counsel, as well as the County Board of Appeals of this matter.

If you have any questions, do not hesitate to call upon me and I thank you for your cooperation in this matter.

Very truly yours,

S. ERIC DINENNA

SED:kar

cc: People's Counsel
County Board of Appeals
John Farley, Chairman

March 21, 1986

Mr. William Hackett
County Board of Appeals
Room 219 Court House
Towson, Maryland 21204

Attention: Mr. William Hackett

Re: Zoning Reclassification
Property of Leroy M. Merritt
NE Corner of Joppa Road and
Mylander Lane

Dear Sir,

I am a concerned neighbor of the above referenced property who opposes the application for zone reclassification from R.O. to B.L. zoning.

I am pleased to now know that the subject property is owned by Mr. Leroy M. Merritt. This property has continually been used for auxiliary parking for the existing commercial complex which was developed by Mr. Merritt. All during the winter of 1985-86 the office workers at ADP have been forced to park on the grass lawn due to an obvious parking space allocation shortage for the existing Merritt Development. I know that the Baltimore County DPW has adequate design standards to guide developers in parking space allocations. However, when the designed facilities are not utilized is classified there is the potential for more business/employee parking space demand than was allocated. It seems that the existing Merritt Complex is designed as a warehouse facility with a minimal business/employee parking space requirement per square foot of building floor space. With this design now constructed, there has been an alternative utilization of this complex with such businesses as ADP and Towson Court Club, and other businesses. These type of business uses for this complex results in more parking space allocation requirements as there are more employees and customers per square foot of office floor space. Thus, the employees, have been using the subject property for auxiliary parking and such evidence of this is the deteriorated condition of the grass lawn.

My first concern is that the development of this property by Mr. Merritt will eliminate this auxiliary parking and will result in parking encroachment onto the nearby streets of Drumwood Road, Duxbury Road and Dellsway Road. Today, one half of Drumwood Road has restricted two hour parking because of parking encroachment by the business community.

This high employment development center, with parking provided for warehouse-type business occupancy, should have the present parking problems corrected by the original developer of the complex, Mr. Merritt. Mr. Merritt's ownership of the subject property pleases me, in that, this property is the logical choice to be utilized by Mr. Merritt to provide the additional parking necessary to correct parking problems resulting from the misuse of this warehouse type development complex.

I have personally observed the various Merritt Warehouse complexes which have been developed throughout Baltimore County. I do not feel these facilities have been developed in a manner which benefits the county or the surrounding communities. Towson and specifically, the Joppa Road corridor, will not benefit from zoning this subject property B.L. rather than R.O. zoning. Further, Mr. Merritt has not proved to the community on Joppa Road and Drumwood Road, that his developments are a benefit to the local community. Until Mr. Merritt corrects the parking problem at his existing Mylander Lane Complex, the county and the surrounding community should not support his application for B.L. zoning. Let Mr. Merritt develop this parcel with its present zoning or better yet, have Mr. Merritt correct his parking problems by providing additional parking on this land.

Very truly yours,

Gerald P. Dougherty
8514 Drumwood Road
Towson, Md. 21204

Gerald P. Dougherty

RECEIVED
COUNTY BOARD OF APPEALS
MAR 26 1986

IN THE MATTER OF
PETITION FOR RECLASSIFICATION
N/E Corner of Joppa Road
and Mylander Lane

LEROY M. MERRITT,
Petitioner

Case No.: R-86-338

SUMMONS

BEFORE THE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

MR. CLERK:

Please issue for the following witness to testify for the Petitioner in the above entitled matter.

RICHARD MOORE
Baltimore County Department of
Traffic Engineering
Towson, Maryland 21204

DUCES TECUM - To appear and bring any and all notes, memorandum or recommendations concerning Item #4 Cycle II, N/S of Joppa Road and Mylander Lane.

MAKE SAME RETURNABLE for Monday, the 24th of March, 1986, at 10:00 A.M. before the Board of Appeals of Baltimore County, Court House, Towson, Maryland 21204.

S. Eric Dinenna
S. ERIC DINENNA, P.A.
406 West Pennsylvania Avenue
Towson, Maryland 21204
(301) 296-6820
Attorneys for Petitioner

RECEIVED
COUNTY BOARD OF APPEALS
MAR 19 1986

COADY & FARLEY
ATTORNEYS AND COUNSELLORS AT LAW

400 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 337-0800 AREA CODE 301

November 8, 1985

Mr. James E. Dyer, Chairman,
Zoning Plans Advisory Committee
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Item No. 4 - Cycle II
October 1985 - April 1986
Petitioner - Leroy M. Merritt
Reclassification Petition

Dear Mr. Dyer:

Pursuant to your letter of November 4, 1985 in regards to Evaluation Comments concerning the above matter, I enclose as suggested, an Environmental Impact Statement in triplicate, prepared by Whitney, Bailey, Cox & Magnani, Consulting Engineers, for your review and comments.

Sincerely,

John A. Farley, Jr.

JAFJc/ah

Encs.

cc: Mr. Brian Jones
Whitney, Bailey, Cox & Magnani
1850 York Road
Timonium, MD 21093

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 4, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of

Engineering

Department of

Traffic Engineering

State Roads Commission

Bureau of

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial

Development

John A. Farley, Jr., Esquire
400 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 4 - Cycle II
October 1985 - April 1986
Petitioner - Leroy M. Merritt
Reclassification Petition

Dear Mr. Farley:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning map. The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

As you are aware, this vacant tract of land was the subject of a previous zoning hearing (CR #83-193) in which a similar request to reclassify said land from an R.O. to a B.L. zone was by an interim order. However, this case was eventually appealed and dismissed.

In accordance with County Bill #56-79, it is your client's desire to again have the property reclassified and a "detailed site plan" for a proposed drive-in bank has been submitted. Said Bill requires that an environmental impact statement also is to be submitted. Since this was not done at the time of filing, this statement must be prepared and submitted to this office for proper review and comments.

Item No. 4 - Cycle II
Reclassification Petition
November 4, 1985
Page 2

If you have any questions concerning these comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:NEC:bac

Enclosures

cc: Whitney, Bailey, Cox and Magnani
1850 York Road
Timonium, Maryland 21093

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3391
NORMAN E. GENDER
DIRECTOR

SEPTEMBER 24, 1985

Re: Zoning Advisory Meeting of SEPTEMBER 17, 1985
Item #4 - CYCLE II
Property Owner: LEROY M. MERRITT
Location: NE CORNER JOPPA RD. & MYLANDER LANE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment, AT THIS TIME.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☒ The site is not in compliance with the Baltimore County Land Use Manual, IF DEVELOPED.
- ☐ The property is located in a deficient service area as defined by Bill 175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 175-79, and as conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Hoswell

Eugene A. Sobor
Chief, Current Planning and Development

MAR 23 1986



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 17, 1985
Item No. - 4
Property Owner: Leroy M. Merritt
Location: NE Corner of Joppa Road & Mylander Lane
Existing Zoning: R.O.
Proposed Zoning: B.L.

Acres: .524
District: 9th

Dear Mr. Hackett:

The existing RO zoning for this site can be expected to generate approximately 135 trips per day. The proposed drive-in bank can be expected to generate approximately 510 trips per day.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/bld



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

September 23, 1985

PAUL H. REINCKE
CHIEF

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Leroy M. Merritt

Location: NE corner Joppa Rd. and Mylander La.

Item No.: 4 Zoning Agenda: Meeting of 9/17/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *[Signature]* 9/23/85 Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hackett, Chairman, Board of Appeals
TO: Mr. James Dyer, Zoning Supervisor Date: September 24, 1985
FROM: Charles E. Burnham, Chief, Building Plans Review, Department of Permits and Licenses CEB
SUBJECT: Cycle II Zoning
Meeting Scheduled 9/17/85

ITEM #4 - Leroy M. Merritt
NE Corner Joppa Road and Mylander Lane
9th. Election District

1. Proper permits will be required for various improvements proposed.
2. Construction shall comply to the 1984 B.O.C.A. Basic National Building, Mechanical, and Energy Codes as adopted by Council Bill #17-85, and the State of Maryland Handicapped Code as amended January 1, 1985 including the A.N.S.I. Standard A117.1 - 1980.
3. Plan should show proper curb cuts, signage, building access and useability as required by the State Code, A.N.S.I. A117.1 - 1980 as enforced by this Department.
4. The Handicapped parking has not been included in "Summary Information" on the plan submitted.
(The toilet room does not comply with the Handicapped Code.)

CEB/vw

LEROY M. MERRITT
NE CORNER OF JOPPA ROAD
AND MYLANDER LAND
R.O. to B.L.
SE - Branch Bank with drive-in

R-86-338-X
Item #4, Cycle II, 1985
9th District
.524 acres

July 18, 1985 Petition filed

John A. Farley, Jr., Esquire Counsel for Petitioner ✓
400 Allegheny Avenue (21204)

Leroy M. Merritt Petitioner
1940 Ruxton Road (21204)

Clifton Trust Bank Contract Purchaser
James A. Plitt, Jr., President
10112 York Road
Cockeysville, MD 21030

Phyllis Cole Friedman People's Counsel ✓

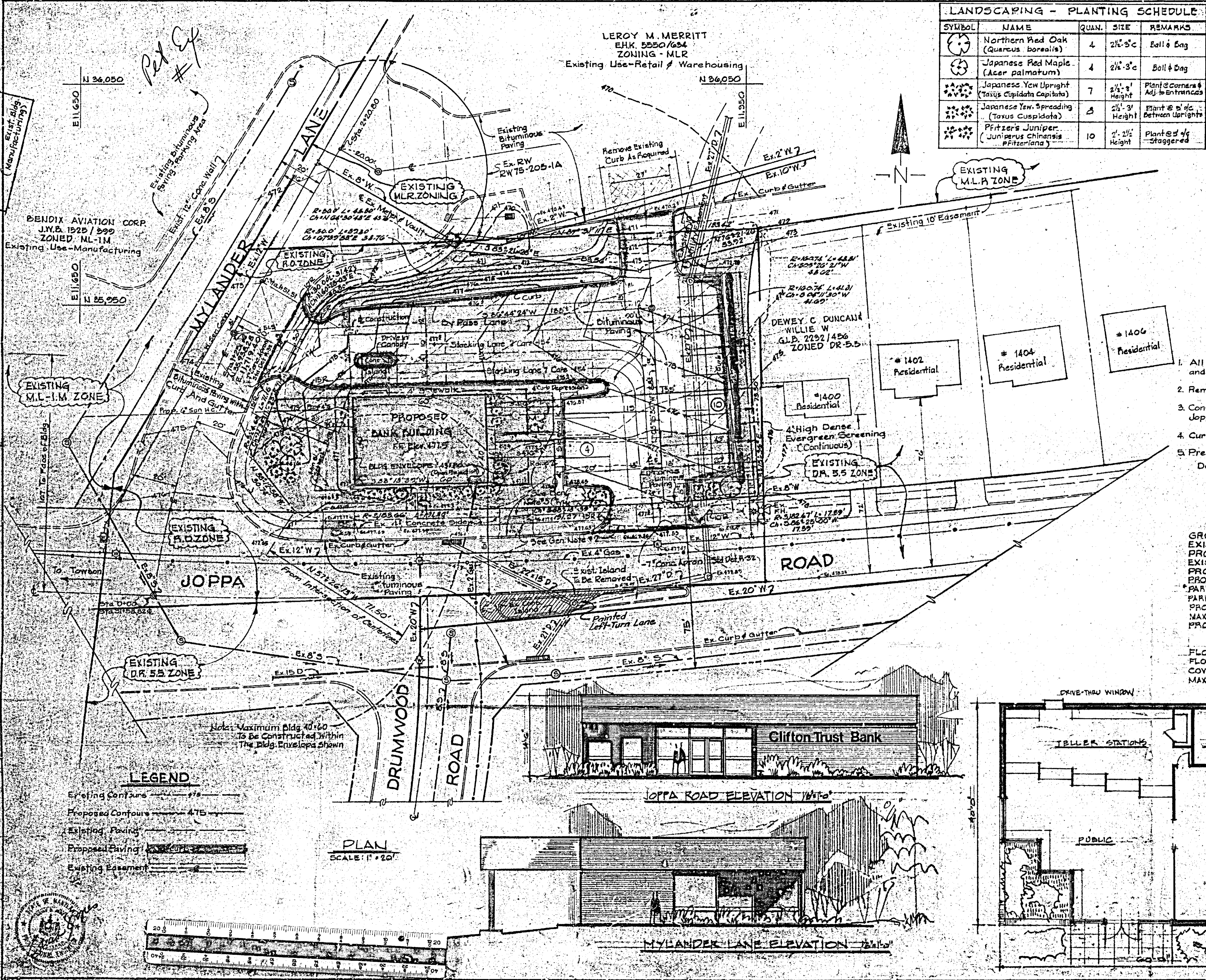
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

James Earl Kraft
Baltimore County Board of Education
212 Aigburth Road (21204)

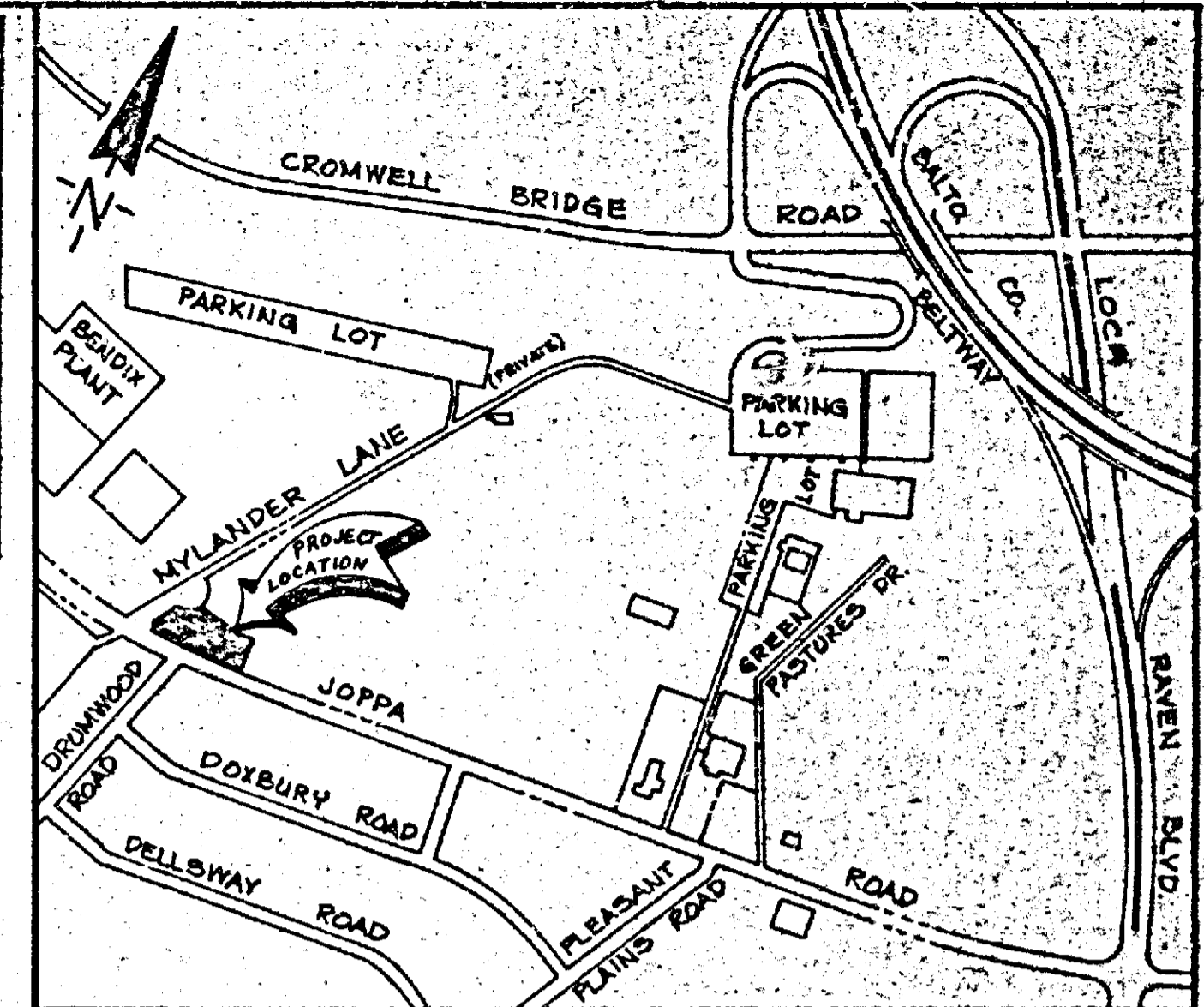
Ronald Baranoski Protestant
1401 E. Joppa Rd. (21204)

Terry Coleman
1403 E. Joppa Rd. (21204)

S. Eric DiNenna, Esq. Counsel for Petitioner ✓
406 W. Penna. Ave.
Towson, Md 21204



LANDSCAPING - PLANTING SCHEDULE				
SYMBOL	NAME	QUAN.	SIZE	REMARKS
	Northern Red Oak (Quercus borealis)	4	2 1/2' - 3' c	Ball & Bag
	Japanese Red Maple (Acer palmatum)	4	2 1/2' - 3' c	Ball & Bag
	Japanese Yew Upright (Taxus Cupidata Capitata)	7	2 1/2' - 3' Height	Plant @ corners & Adj. to Entrances
	Japanese Yew Spreading (Taxus Cupidata)	3	2 1/2' - 3' Height	Plant @ 5' c. Between Uprights
	Pfitzer's Juniper (Juniperus chinensis Pfitzeriana)	10	2' - 2 1/2' Height	Plant @ 5' c. Staggered

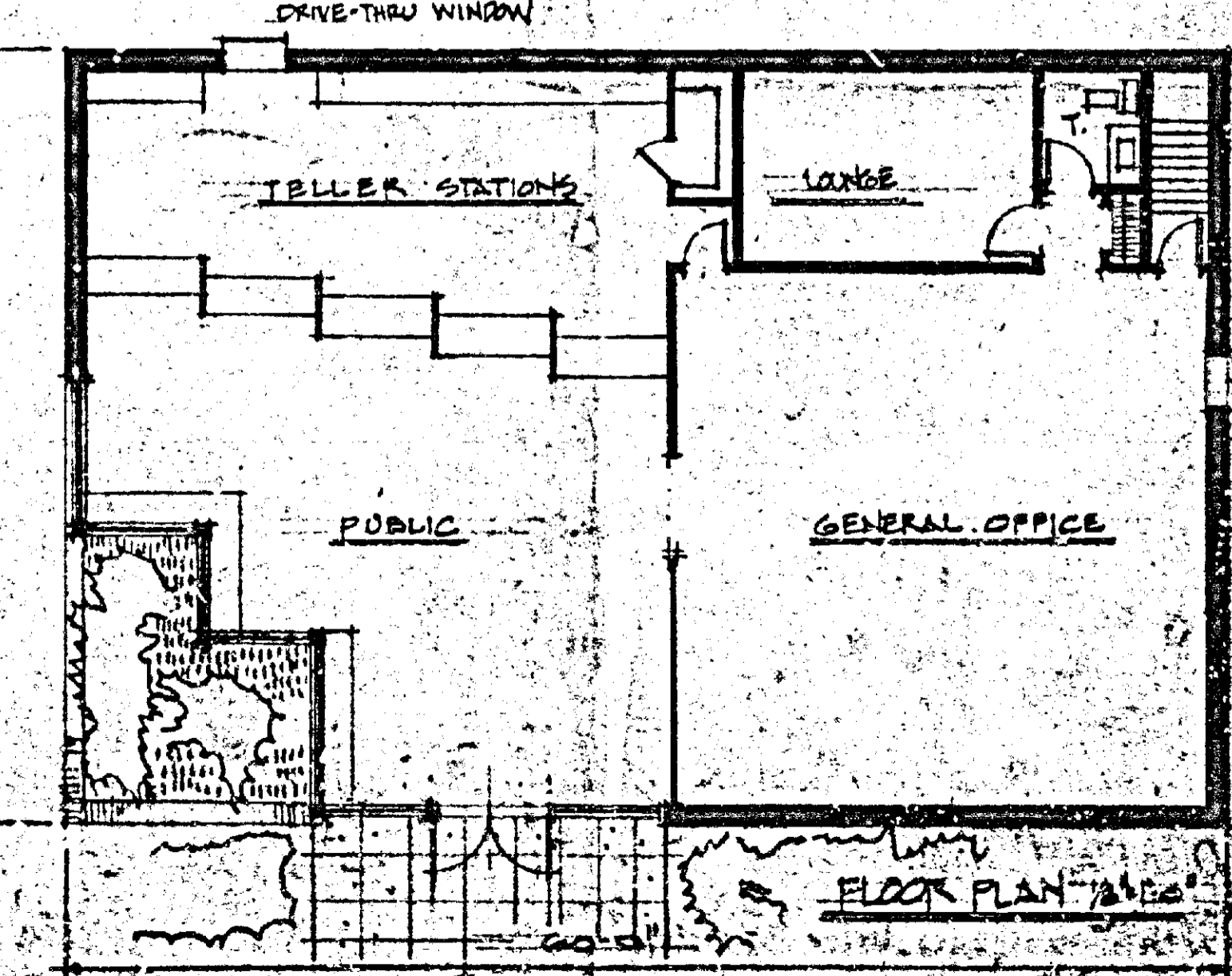
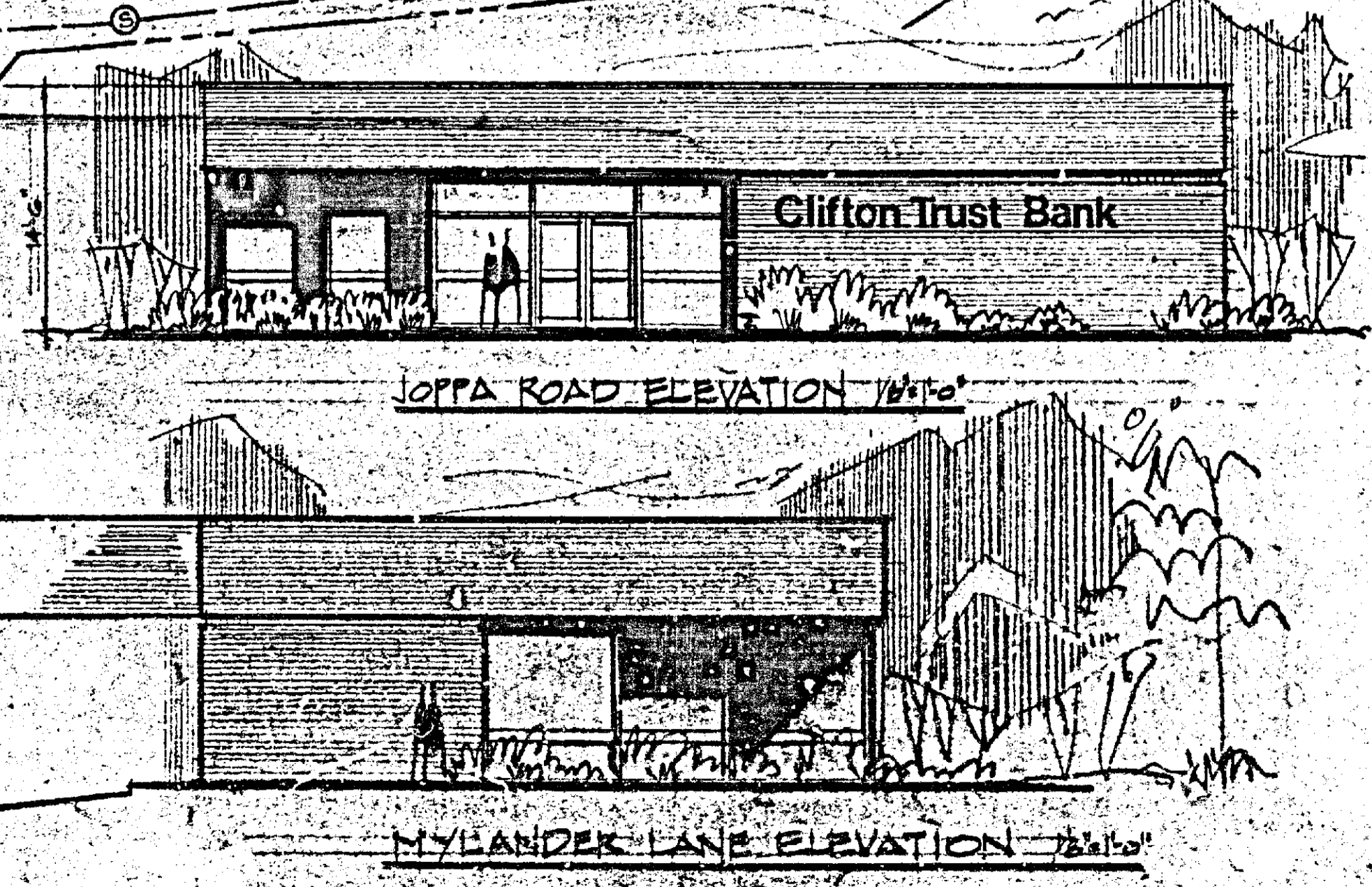
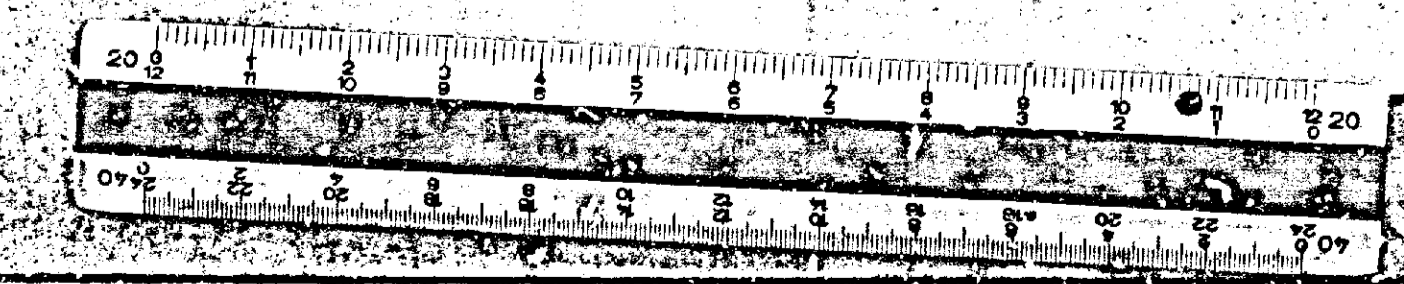


- ### GENERAL NOTES
- All Parking Spaces shall have a minimum dimension of 9' x 20' and Handicapped Parking Space shall be 12' x 20'.
 - Remove existing concrete driveways (Three Places) as shown.
 - Construct standard 4' wide concrete sidewalk and curb along Joppa Road (Three Places) as shown.
 - Curbs shall be Baltimore County Standard Type 'A' Curb.
 - Present Property Owner: LEROY M. MERRITT
Deeds: Date - 7/25/13 - E.H.K.J. 5550/684
Date - 4/28/76 - E.H.K.J. 5627/832

SUMMARY INFORMATION

GROSS AREA OF PROPERTY:	0.556 AC.
EXISTING ZONING:	R-O
PROPOSED ZONING:	B.L.
EXISTING USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	BANK
PROPOSED FLOOR AREA:	2400 sq. ft. (Net)
PARKING REQUIRED:	3 SPACES
PARKING PROVIDED:	14 SPACES
PROPOSED BUILDING HEIGHT:	10 FEET
MAXIMUM NUMBER OF EMPLOYEES:	10 PERSONS
PROPOSED HOURS OF OPERATION:	Mon-Thurs: 9 am - 5 pm Friday: 9 am - 3 pm Saturday: 9 am - 1 pm
FLOOR/AREA RATIO ALLOWABLE (B.L. ZONE):	3.0
FLOOR/AREA RATIO ACTUAL:	0.105
COVERAGE:	105%
MAXIMUM LEVELS OF EMISSIONS:	
Sound:	20 dBA
Odor:	Negligible
Gases:	
CO:	0.0 lbs/day
NOx:	1.5 lbs/day
SOx:	1.2 lbs/day
Dust:	Negligible
Heat:	Negligible
Light:	Negligible

- ### LEGEND
- Existing Contours
 - Proposed Contours
 - Existing Paving
 - Proposed Paving
 - Existing Easement

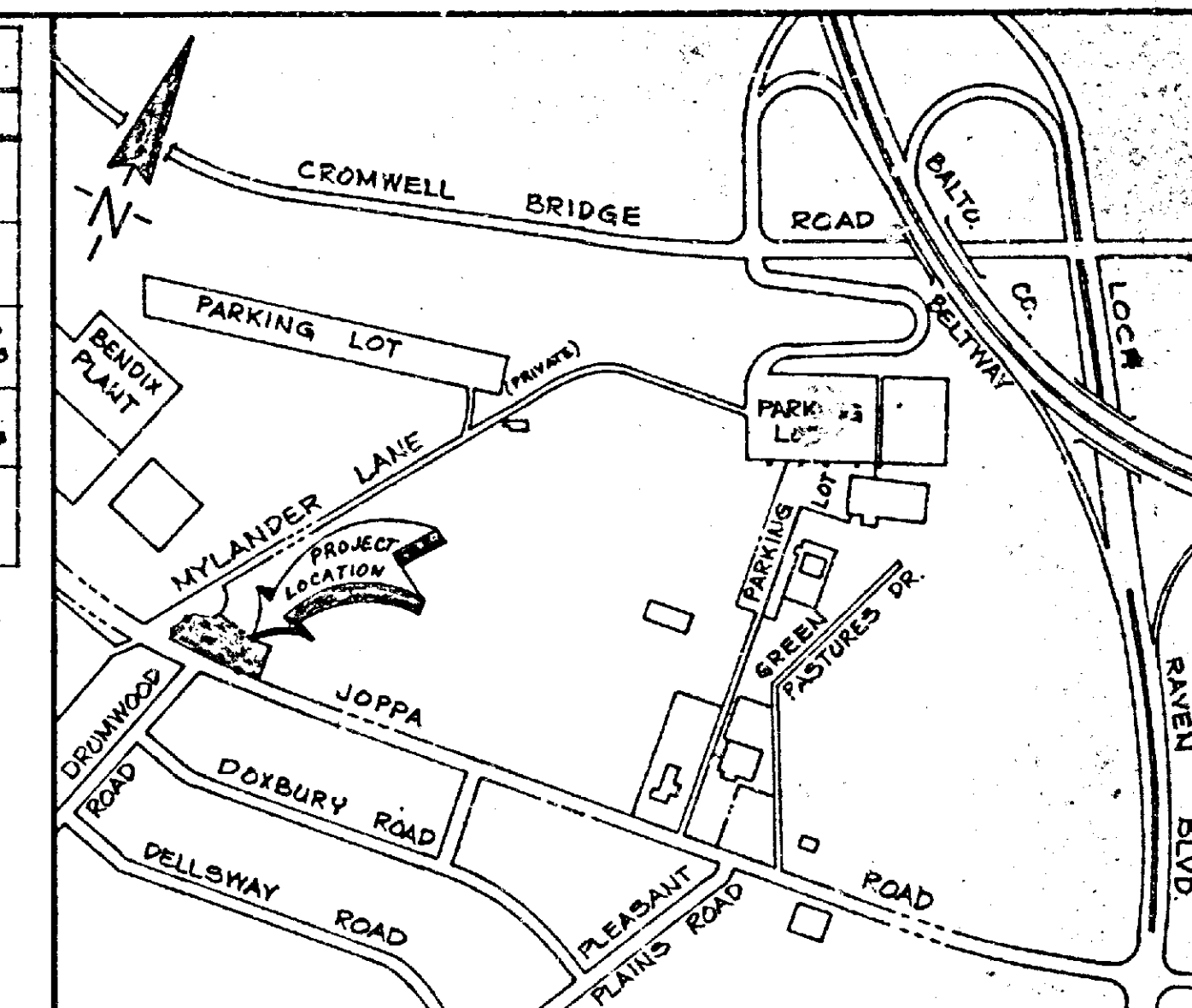


Off-Street Parking Required:
2400 sq. ft. / 300 = 8 Spaces

Revised July 2, 1985
Revised November 24, 1985
Revised November 24, 1985
Revised October 25, 1985
Revised August 2, 1985
Revised July 16, 1985
Revised March 21, 1985

LEROY M. MERRITT
E.H.K. 5550/634
ZONING - MLR
Existing Use-Retail & Warehousing

LANDSCAPING - PLANTING SCHEDULE				
SYMBOL	NAME	QUAN.	SIZE	REMARKS
	Northern Red Oak (Quercus borealis)	4	2 1/2" - 3" c	Ball & Bag
	Japanese Red Maple (Acer palmatum)	4	2 1/2" - 3" c	Ball & Bag
	Japanese Yew Upright (Taxus Cupidata Capitata)	7	2 1/2" - 3" Height	Plant @ Corners & Adj. to Entrances
	Japanese Yew Spreading (Taxus Cupidata)	3	2 1/2" - 3" Height	Plant @ 5' o/c Between Uprights
	Pfitzer's Juniper (Juniperus Chinensis Pfitzeriana)	10	2" - 2 1/2" Height	Plant @ 5' o/c Staggered



LOCATION PLAN
Scale: 1" = 500'

GENERAL NOTES

- All Parking Spaces shall have a minimum dimension of 9'x20' and Handicapped Parking Space shall be 12'x20'.
- Remove existing concrete driveways (Three Places) as shown.
- Construct standard 4' wide concrete sidewalk and curb along Joppa Road (Three Places) as shown.
- Curbs shall be Baltimore County Standard Type 'A' Curb.
- Present Property Owner: LEROY M. MERRITT
Deeds: Date - 7/25/75 - E.H.K.Jr. 5550/634
Date - 4/28/76 - E.H.K.Jr. 5627/832

SUMMARY INFORMATION

GROSS AREA OF PROPERTY:	0.555 Acs
EXISTING ZONING:	R-O
PROPOSED ZONING:	B.L.
EXISTING USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	BANK
PROPOSED FLOOR AREA:	2400 S.F. (Max)
PARKING REQUIRED:	8 SPACES
PARKING PROVIDED:	14 SPACES
PROPOSED BUILDING HEIGHT:	14.5 FEET
MAXIMUM NUMBER OF EMPLOYEES:	10 PERSONS
PROPOSED HOURS OF OPERATION:	Mon-Thurs: 9 am - 5 pm Friday: 9 am - 2 pm Saturday: 9 am - 1 pm
FLOOR/AREA RATIO ALLOWABLE (B.L. ZONE):	3.0
FLOOR/AREA RATIO ACTUAL:	0.105
COVERAGE:	105%
MAXIMUM LEVELS OF EMANATIONS:	

Sound:	215 Decibel
Odor:	Negligible
Gases:	
CO:	11.0 lbs/day
HC:	1.5 lbs/day
NO:	1.2 lbs/day
Dust:	Negligible
Heat:	Negligible
Light:	Negligible

* Off Street Parking Required:
2400 S.F. / 300 = 8 Spaces

item 4 Cycle I

Revised July 2, 1985
Revised November 24, 1982
Revised November 2, 1981
Revised October 23, 1980
Revised August 27, 1979
Revised July 14, 1978
Revised March 25, 1977

N 36,050

E 11,650

N 35,950

BENDIX AVIATION CORP.
J.W.B. 1925/399
ZONED ML-1M
Existing Use-Manufacturing

EXISTING M.L.-M. ZONE

EXISTING R.O. ZONE

JOPPA

EXISTING D.R. 5.5 ZONE

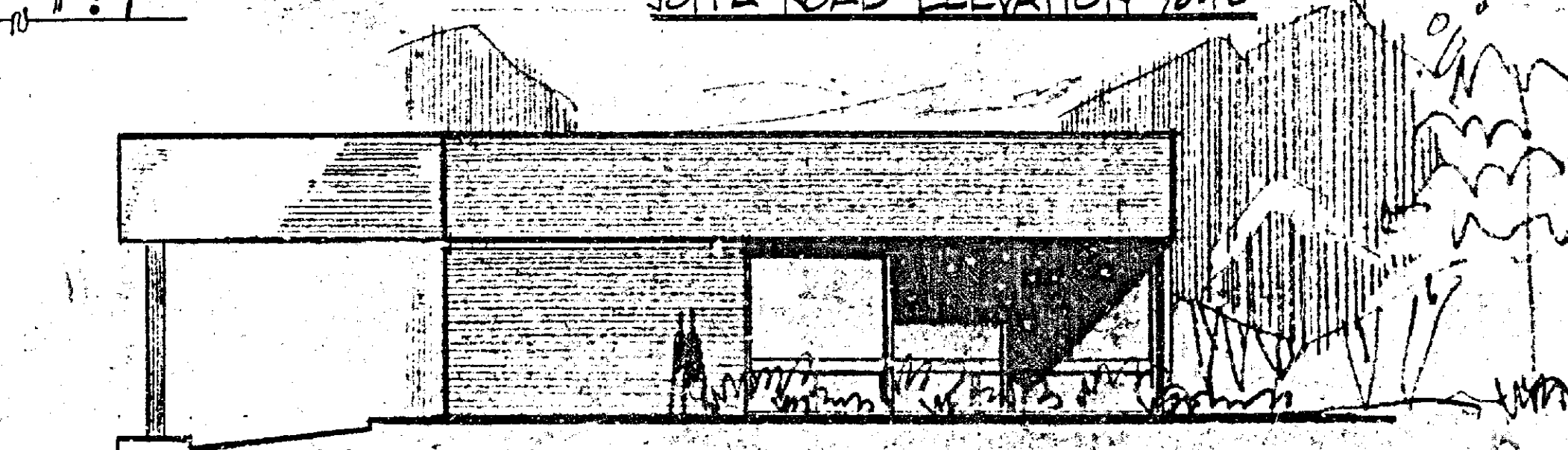
LEGEND

- Existing Contours - 475
- Proposed Contours - 475
- Existing Paving
- Proposed Paving
- Existing Easement

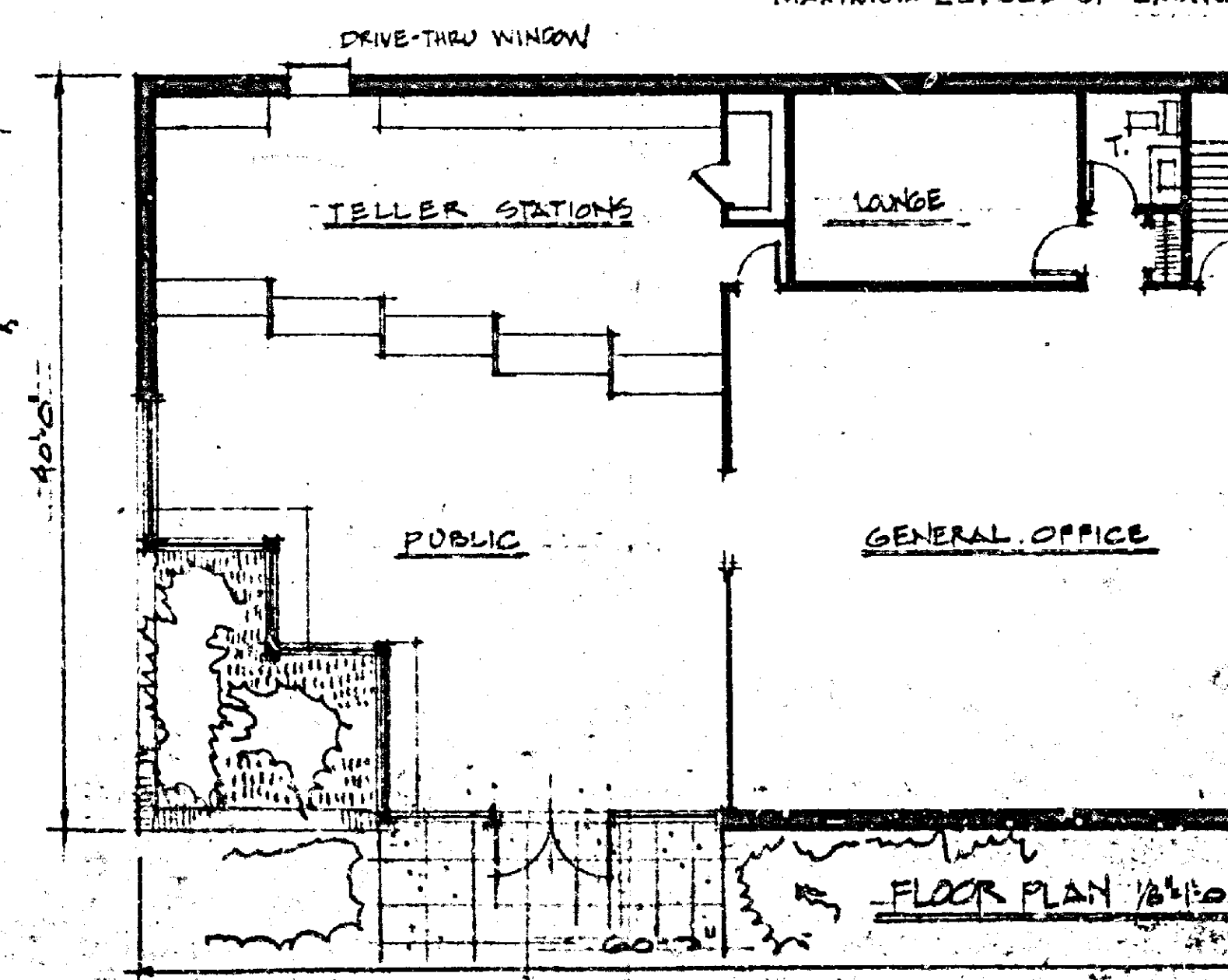
PLAN
SCALE: 1" = 20'



JOPPA ROAD ELEVATION 1/8" = 1'



MYLANDER LANE ELEVATION 1/8" = 1'



FLOOR PLAN 1/8" = 1'

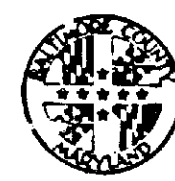
WHITNEY
BAILEY
COX
MAGNANI
CONSULTING ENGINEERS
1850 York Road
Timonium Md. 21053
301-252-6060

PLAT TO ACCOMPANY PETITION FOR ZONING
RECLASSIFICATION FROM R-O TO B.L.

OWNER: LEROY M. MERRITT
2066 LORD BALTIMORE DRIVE
WOODLAWN, MARYLAND 21207

JOPPA ROAD PROPERTY
BALTIMORE COUNTY MARYLAND
DATE: JAN. 12, 1977
ELECTION DISTRICT NO. 9
COUNCILMANIC DIST. NO. 4

SCALE: AS SHOWN
DRAWING NO. 1
OF 1
R.R. K.O.P.S. B.D.J.



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

April 8, 1986

John A. Farley, Jr., Esq.
400 Allegheny Ave.
Towson, Md. 21204

RE: Case No. R-86-338-X
Leroy M. Merritt

Dear Mr. Farley:

Enclosed herewith please find copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Leroy M. Merritt
Clifton Trust Bank
Phyllis C. Friedman
James E. Kraft
Ronald Baranowski
Terry Coleman
S. Eric DiNenna, Esq.
C. Matthew Pick
Norman Gerber
James Hoswell
Arnold Jablon
Jean Jung
James Dyer

MAP 11-105
36
E.D. 91*
DATE 1-9-87
200
1000
DP

R-86-338-X
#4

R-86-338-X
#4

Leroy M. Merritt
11204 Joppa Rd., and R-86-338
9th Elec. Dist.

IN THE MATTER OF :
LEROY M. MERRITT :
RE: RECLASSIFICATION AND :
SPECIAL EXCEPTION ON PROPERTY :
LOCATED ON THE NORTHEAST :
CORNER OF JOPPA ROAD AND :
MYLANDER LANE, :
9th DISTRICT :
BALTIMORE COUNTY :
No. R-86-338-X

OPINION

This matter comes before the Board as a Petition for Zoning Reclassification and Special Exception, for the property located at the northeast corner of Joppa Road and Mylander Lane, in the 9th Election District of Baltimore County. The petition was filed by the property owner, Leroy M. Merritt, and the relief sought is requested by the contract purchaser, Clifton Trust Bank.

The subject property contains approximately 0.524 acres of land and is located in a neighborhood which was described as a "mixed bag" from a zoning standpoint. That is, there are mixed uses in the immediate vicinity, including commercial/office, single homes and row homes. Specifically, the property abuts to the north a tract zoned MLR and owned by the same individual who owns this tract. This parcel is used for office/warehouse purposes. To the west and southwest of the site, the Bendix facility and office complex exist. East of the site, along the northern border of Joppa Road, single family homes are located. Finally, south and southeast of the site there exists the community of Loch Raven Village, a residential area consisting of both duplex and row homes.

Pursuant to the testimony of the Chairman of the Board of Clifton Trust, John Farley, the bank desires to locate a drive-in facility on this site. The structure proposed would not house a large full service bank, rather a more modest drive-in branch office with four or five employees.

Leroy M. Merritt
Case No. R-86-338-X

The parcel shall be rezoned as BL except for a ten (10) foot strip on the easternmost border of the property, which shall be zoned RO. Further, development of this site must be in accordance with the documented site plan attached to the petition. Finally, the Petition for Special Exception for a drive-in bank on this site is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

William R. Evans
William R. Evans

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an RD zone to an BL zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for BRANCH BANK DRIVE-IN.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

RECEIVED
COUNTY BOARD OF APPEALS
JUL 18 11 49 AM '86

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:

CLIFTON TRUST BANK

(Type or Print Name)

By: *James A. Plitt*

Signature JAMES A. PLITT, JR., PRES.

10112 York Road,

Address

Cockeysville, Maryland 21030

City and State

Attorney for Petitioner:

JOHN A. FARLEY, JR.

& COADY & FARLEY

(Type or Print Name)

Signature *John A. Farley, Jr.*

400 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 337-0200

Legal Owner(s):

LEROY M. MERRITT

(Type or Print Name)

Signature *Leroy M. Merritt*

1940 Ruxton Road

Address

Baltimore, Maryland 21204

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

JOHN A. FARLEY, JR.

Name

400 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Phone No.

BAPC-Form 1

Leroy M. Merritt
Case No. R-86-338-X

Turning to that issue, the Board notes the testimony of Frederick Klaus, a real estate consultant, and James Hoswell of the County's Planning Department. Both gentlemen discussed the history of this tract, which is most germane.

Prior to the adoption of the 1980 Comprehensive Zoning Map, the property was zoned DR 5.5. Despite the request of the petitioner for BL, the property was zoned in 1980 R-O. A Petition for Reclassification was filed thereafter by the Petitioner, however, the petition was denied by this Board by its Opinion of July 1, 1983. That Order was then appealed to the Circuit Court of Baltimore County and was reversed by the Interim Order and Memorandum Opinion by Judge Owen Hennegen, dated September 20, 1984 and November 13, 1984, respectively. Notwithstanding these Orders, the zoning of the property reverted to RO within several months thereafter by the adoption of the 1984 Zoning Maps. Based upon this map, the Petitioner again comes before this Board seeking reclassification.

In this regard, Mr. Klaus testified as to his opinion that the RO zoning was in error. His conclusion was based largely upon the commercial character of the surrounding area. In support of the map, Mr. Hoswell testified as to the appropriateness of RO zoning in view of the surrounding residential area. Mr. Hoswell feared that a reclassification to BL may endanger the residential character of the adjoining DR 5.5 tracts. He did admit that in view of the commercial development of the area, the requested relief did not constitute spot zoning, which had been his concern when defending the 1980 map.

In considering this petition, we particularly note Section 2-58.1 (N) of the County Code. This Section in essence, provides that a reclassification petition may include therewith a documented site plan

IN THE MATTER OF PETITION *
FOR RECLASSIFICATION *
N/E corner of Joppa Road *
and Mylander Lane *
OF *
LEROY M. MERRITT, *
Petitioner *
BALTIMORE COUNTY *

ADDENDUM TO PETITION

The Petitioner, Leroy M. Merritt, Owner, and Clifton Trust Bank, Contract Purchaser, by John A. Farley, Jr. and Coady & Farley, their attorneys, respectfully request that the subject property be reclassified from an RO Zone to a BL Zone, averring:

1. That the subject property contains 0.524 acres of land, more or less and is located at the northeast corner of Joppa Road and Mylander Lane, in the 9th Election District of Baltimore County.

2. That the County Council erred in the map process in both 1980 and 1984 in classifying the property in a RO Zone for the following reasons:

a. That the property is small and irregularly shaped, and it is not economically feasible to develop it for office use; moreover, there is an over supply of office space in the general area.

b. That the County Council in the 1984 map process failed to consider and/or ignored the Interim Order dated September 20, 1984 and the Memorandum Opinion dated November 13, 1984 of the Circuit Court for Baltimore County at Law, (Case No. 83-M-263/15/298), (incorporated herein by reference), whereby the Court ordered that the property be reclassified as a BL Zone, stating that the County Council had placed an inappropriate zoning classification on the property in 1980 and that its action was in error.

3. That this Petition is submitted pursuant to the provisions of Bill 56-79 with specific plans showing the building, parking area, driveway, etc. to reflect the proposed construction of a one story bank building thereon with drive-in facilities, and that if the reclassification is granted, the property would be limited to such a use.

MAR 23 1987

WHEREFORE, your Petitioner requests that this Honorable Board reclassify the subject property from an RC Zone to a BL Zone.

Respectfully submitted,

JOHN A. FARLEY, JR.
COADY & FARLEY
400 Allegheny Avenue
Towson, Maryland 21204
337-0200
Attorneys for Petitioner

- 2 -

WHITNEY, BAILEY, COX & MAGNANI
1850 York Road
Timonium, Maryland, 21093
(301) 252-6060

July 9, 1985

DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR ZONING
RECLASSIFICATION FROM R.O. TO B.L.

All that parcel of land in the Ninth Election District of Baltimore County,

Beginning for the same at a point on the north side of Joppa Road, located N 57°26'13"W 71.50 feet from the intersection of the centerline of Joppa Road and the centerline of Drumwood Road; thence from said place of beginning, binding on the cut-off leading to the southeast side of Mylander Lane, (1) N 38°12'58"W 30.74 feet to said southeast side of Mylander Lane, thence binding on said side of said Lane the three following lines viz: (2) northeasterly by a curve to the right having a radius of 324.68 feet for the distance of 71.15 feet, said arc being subtended by a chord bearing N 24° 11'23"E 71.01 feet, (3) northeasterly by a curve to the right having a radius of 30.00 feet for a distance of 31.42 feet, said arc being subtended by a chord bearing N 60°28'03"E 30.00 feet, (4) northeasterly by a curve to the left having a radius of 50.00 feet for the distance of 39.80 feet, said arc being subtended by a chord bearing N 67°39'53"E 38.76 feet, thence leaving Mylander Lane and running the four following lines viz: (5) S 83°21'28"E 83.56 feet, (6) N 76°21'20"E 53.92 feet, (7) southerly by a curve to the left having a radius of 160.74 feet for the distance of 41.81 feet said arc being subtended by a chord bearing S 4°11'30"W

OFFICE COPY

Description of Property to
Accompany Petition for Zoning
Reclassification from R.O. to
B.L.

July 9, 1985

41.69 feet, (8) S 3°15'36"E 73.30 feet to the north side of Joppa Road, thence binding on the north side of Joppa Road, of variable width the two following lines viz: (9) westerly by a curve to the right having a radius of 3182.67 feet for the distance of 17.39 feet, said arc being subtended by a chord bearing S 86°25'00"W 17.39 feet, and (10) westerly by a curve to the right having a radius of 3153.66 feet for the distance of 191.30 feet said arc being subtended by a chord bearing S 88°18'39" W 191.27 feet to the place of beginning.

Containing 0.524 acres more or less.



PETITION FOR RECLASSIFICATION

LOCATION: Northeast Corner of Joppa Road and Mylander Lane

PUBLIC HEARING: Tuesday, March 25, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

To reclassify the zoning status of property from a R.O. Zone to a B.L. Zone and for a Special Exception to use the property for a branch bank with a drive-in

All that parcel of land in the 9th Election District of Baltimore County

Beginning for the same at a point on the north side of Joppa Road, located N 57°26'13"W 71.50 feet from the intersection of the centerline of Joppa Road and the centerline of Drumwood Road; thence from said place of beginning, binding on the cut-off leading to the southeast side of Mylander Lane, (1) N 38°12'58"W 30.74 feet to said southeast side of Mylander Lane, thence binding on said side of said Lane the three following lines viz: (2) northeasterly by a curve to the right having a radius of 324.68 feet for the distance of 71.15 feet, said arc being subtended by a chord bearing N 24°

11'23"E 71.01 feet, (3) northeasterly by a curve to the right having a radius of 30.00 feet for a distance of 31.42 feet, said arc being subtended by a chord bearing N 60°28'03"E 30.00 feet, (4) northeasterly by a curve to the left having a radius of 50.00 feet for the distance of 39.80 feet, said arc being subtended by a chord bearing N 67°39'53"E 38.76 feet, thence leaving Mylander Lane and running the four following lines viz: (5) S 83°21'28"E 83.56 feet, (6) N 76°21'20"E 53.92 feet, (7) southerly by a curve to the left having a radius of 160.74 feet for the distance of 41.81 feet said arc being subtended by a chord bearing S 4°11'30"W

41.69 feet, (8) S 3°15'36"E 73.30 feet to the north side of Joppa Road, thence binding on the north side of Joppa Road, of variable width the two following lines viz: (9) westerly by a curve to the right having a radius of 3182.67 feet for the distance of 17.39 feet, said arc being subtended by a chord bearing S 86°25'00"W 17.39 feet, and (10) westerly by a curve to the right having a radius of 3153.66 feet for the distance of 191.30 feet said arc being subtended by a chord bearing S 88°18'39" W 191.27 feet to the place of beginning.

Containing 0.524 acres more or less.

Being the property of Leroy M. Merritt
as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM R.O. TO B.L. ZONE : OF BALTIMORE COUNTY
NE Corner of Joppa Rd. &
Mylander Lane, 9th District :
LEROY M. MERRITT, Petitioner : Case No. R-86-338-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

RECEIVED
COUNTY BOARD OF APPEALS
FEB -7 A 9 29

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to John A. Farley, Jr., Esquire, and Coady & Farley, 400 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner; and Clifton Trust Bank, James A. Plitt, Jr., President, 10112 York Rd., Cockeysville, MD 21030, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JADLON
ZONING COMMISSIONER

JEAN M. HUNG
DEPUTY ZONING COMMISSIONER

John A. Farley, Jr., Esquire
Coady & Farley
400 Allegheny Avenue
Towson, Maryland 21204

March 10, 1986

RE: PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION
NE/cor. Joppa Road and Mylander Lane
9th Election District
Leroy M. Merritt - Petitioner
Case No. R-86-338-X

Dear Mr. Farley:

This is to advise you that \$442.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,
ARNOLD JADLON
Zoning Commissioner

AJ: med

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 018546
DATE 3/25/86	ACCOUNT P-01-615-000	
AMOUNT \$ 442.00		
RECEIVED FROM Clifton Trust		
FOR Advertising and Posting re Case R-86-338-X		
B 0103*****4420018 3252F		
VALIDATION OR SIGNATURE OF CASHIER		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 07377
DATE 7/10/85	ACCOUNT 01-615-000	
AMOUNT \$ 100.00		
RECEIVED FROM Coady & Farley		
FOR Reclass R.O. to B.L. Special Ex. Mylander		
B 0103*****1000018 3152F		
VALIDATION OR SIGNATURE OF CASHIER		

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986.

THE JEFFERSONIAN,
W. Venetaki
Publisher

Cost of Advertising
44.00
R-86-338-X

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986.

THE JEFFERSONIAN,
W. Venetaki
Publisher

Cost of Advertising
44.00
R-86-338-X

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 5, 1986.

TOWSON TIMES,
W. Venetaki
Publisher

Cost of Advertising
68.00
R-86-338

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 97th Date of Posting: 3/10/86
Posted for: *Reclassification*
Petitioner: *Leroy M. Merritt*
Location: *NE corner, Joppa Rd. & Mylander Lane*
Location of Signs: *On Joppa Rd. at intersection with Mylander Lane, 100 ft. on each side of intersection.*
Remarks: *See map.*
Posted by: *W. Venetaki* Date of return: 3/10/86
Number of Signs: 4

John A. Farley, Jr., Esquire
Gandy & Farley
400 Allegheny Avenue
Towson, Maryland 21204

February 21, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
AND SPECIAL EXCEPTION
NE corner, Joppa Rd. and Mylander La.
9th Election District
Leroy M. Merritt - Petitioner
Case No. R-86-338-X

TIME: 10:00 a.m.

DATE: Tuesday, March 25, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 18546
DATE: 3/25/86 ACCOUNT: R-86-338-X
AMOUNT: \$ 462.00
RECEIVED FROM: Clifton Trust
FOR: *Administrative and Posting fee Case R-86-338-X*
VALIDATION OR SIGNATURE OF CASHIER

William Hackett
County Board of Appeals
Room 219 - Court House
Towson, Maryland 21204

Dear Sir:

My husband and I wish to enter an objection to the reclassification of the property at the corner of Joppa Road and Mylander Lane. We are against a BL Zoning.

We are original owners of our home at 1542 Dellaway Road purchased in June of 1960 in Loch Raven Village where we chose to raise our family. We have witnessed many changes over the years in this area bordered by Loch Raven Boulevard and Joppa Road - unfortunately, there have been considerable changes on Joppa Road - (the addition of many business establishments) thereby increasing the amount of traffic on this road - much to our dismay.

I happen to work at an office located on East Joppa Road and, upon returning home from work in the evening, cannot possibly turn into the Village from Joppa Road to Pleasant Plains Road (with a traffic light) because of the heavy traffic - I must turn onto Drummond Road from Joppa Road.

Now, we understand that Wendy's and Pizza Hut are also planning to build outlets on the site currently occupied by Reynolds Paint Co. and the former lumberjack company on Joppa Road which will, in fact, create additional traffic and congestion - where will it all end? WE DO NOT NEED ANOTHER BUSINESS ON JOPPA ROAD!!!!

Thank you for your consideration.

Sincerely yours,

Mr. & Mrs. Edmund L. Mitzel
Mr. & Mrs. Edmund L. Mitzel

Letters of protest

William Hackett
County Board of Appeals
219 Court House
Towson, Md. 21204

Dear Sir:

My husband and I vehemently object to the reclassification of property at the corner of Joppa Rd. and Mylander Lane. We are definitely against BL Zoning.

During recent years we have had several projects mushrooming along Joppa Rd. which have already contributed to the present congestion of heavy traffic along Joppa Rd.

Any additional projects can and will create future problems for the Fire Dept. should a fire break out in this area or any area along Joppa Rd.

The addition of the bank would only aggravate conditions in so far as traffic is concerned along the area mentioned.

We would greatly appreciate it if the bank, in question, would be placed in a less congested area which would greatly alleviate the present hazardous conditions along Joppa Rd.

Sincerely yours,
Luigi Di Stefano
Luigi Di Stefano

1427 E. Joppa Rd.
Towson, Md 21204

*Mr. William Hackett
County Board of Appeals
Room 219 Court House
Towson Md 21204*

Dear Sir:

I would like to add my name to the people protesting the placing of any type of business on the corner of Joppa Rd & Mylander Lane.
My cause more headaches.

Thank you
John P. M. Thilly
8500 Drummond Rd.
21204

1401 East Joppa Road
Towson, Md. 21204
March 20, 1986

William Hackett
County Board of Appeals
Room 219 Court House
Towson, Md. 21204

Dear Mr. Hackett,
My family consisting of 5 voters wish to enter an objection to the re-classification of the property at the corner of Joppa Road and Mylander Lane. We are against the BL zoning.

My wife and I have lived here for 24 years and intend to stay for the next 24 years plus. We have experienced the lack of parking by some of the already existing businesses near by (the employees were parking in our residential area). We had to have '2 hour' parking signs put up so that the residents could park in front of their own homes. The same parking problems exist on the North side of Joppa Road. Right now we have a buffer zone of some trees and grass and private homes on the north side of Joppa Road that have been there since early in the 1940's to act as a shield to our peaceful neighborhood.

Living here on Joppa Road, we are aware of the enormous traffic on Joppa Rd. To add to this traffic would put a tremendous hardship on our neighborhood and safety hazards on our families. To quote a neighbor: "I'm afraid to

walk down the 1400 block of Joppa Road by myself or with my children because of the traffic." What more proof do you need to show fear. We don't need a business or bank on Joppa and Mylander.

In 24 years I have personally experienced cars jumping the curb, running across our grass, my son was nearly killed picking up our evening paper, cars coming down the wrong side of the road, parked cars hit, accidents at all times of the day and night.

If anyone knows more of these conditions, it is the residents on Joppa and the surrounding Roads. The addition of a business or bank will also draw more attention to this corner for crime-- this we do not need. Are we not entitled to the same considerations you personally want for your neighborhood. Would you want to have it in your neighborhood--across from your house. Take the business out to an area that needs it. We have banks and businesses by the dozens all within a few blocks of walking.

Thank you for your time in reading my letter.

Sincerely yours,

Cheryl Lynn Baranowski

Chuk Branski

Ronald W. Baranowski

Paul J. Baranowski

Mickey Baranowski

RECEIVED
COUNTY BOARD OF APPEALS
MAR 24 1986

L. P. KOLAKOWSKI
1405 E. JOPPA ROAD
BALTIMORE, MARYLAND 21204

1405 East Joppa Road
Baltimore Maryland 21204
March 20, 1986

Mr. William Hackett
County Court of Appeals
Room 219 Court House
Towson, Maryland 21204

Dear Mr. Hackett:

I'm writing to voice my opposition to the reclassification of the property at the corner of Joppa Road and Mylander Lane.

My objection to the reclassification is based on a number of reasons. Foremost is general increased congestion associated with added business in the area. When first moving into the neighborhood my wife and I were looking for a residential area, reasonably free of traffic and related noises. In the last few years we have witnessed an un-nerving variety of establishments opening, bringing with them increased traffic and distracting noises. In my mind, added establishments can only detract from the neighborhood, doing nothing for Loch Raven Village or my residence. More business at the above mentioned location can only liken this corner of Joppa Road to any other cluttered, congested business strips.

Sincerely,

L. P. Kolakowski

RECEIVED
COUNTY BOARD OF APPEALS
MAR 24 1986

1403 East Joppa Road
Towson, Md. 21204
March 7, 1986

RECEIVED
COUNTY BOARD OF APPEALS
MAR 19 1986

William Hackett
County Board of Appeals
Room 219 Court House
Towson, Md. 21204

Attention Mr. William Hackett

Dear Sir:

My husband and I wish to enter an objection to the re-classification of the property at the corner of Joppa Road and Mylander Lane. We are against a BL Zoning.

Last year we stated various reasons as to why we are against the reclassification and we repeat those here: We have witnessed widening Joppa Road creating the worse hazard; addition of Eudowood Shopping Center; the Executive Plaza, Luskins, other stores, Data Processing, gas stations, fast foods and auto repair shops to mention a few. We are the elderly people who have worked all our lives to have a place paid for by our "twilight years". So, do we now give all this up? Spend our life savings to live in an apartment instead of enjoying retirement by doing the things we never could because of rearing children and paying for a home and keeping it in top condition? We have to listen to trucks all night long. Are we not entitled to the same consideration as those living on Loch Raven Blvd and Charles Street, where trucks are forbidden until after certain hours? I ask you, are we not all equal? WE DO NOT NEED ANOTHER BUSINESS!

Give us the price we ask for our home and you can have it all. We feel our home is worth a million, and more for all the sweat that went into buying it and being able to keep it.

There is plenty of open space out Dulaney Valley Road.... Please move out there. Thank you.

Sincerely yours,

William R. Coleman
Ruthell Coleman

Mr. & Mrs. Robert V. Canich
1409 East Joppa Road
Towson 21204 Maryland
March 14th 1986
823-1184

Mr. W. Hackett
County Court of Appeals
Room 219 Court House
Towson Maryland 21204

Dear Sir:

My wife and I wish to enter an objection to the re-classification of the property at Joppa Rd and Mylander Lane. We are against a B+L zoning or any other kind that would increase the cars & people in this area.

Here is my first letter to you or anyone else relating to this subject, because I thought any business or private person desiring to reside or do business on the west side of Joppa road in the 1400 block had to be insane.

I have lived at 1429 Joppa Road for 20 yrs. In this time I have been awoken at night or seen at least 10 crashes a year in this block.

They mostly happen as cars heading west on Joppa must pass one lane from driveway to Mylander Lane. There are signs indicating this problem but they still run into the parked cars on the west side. It is not the owners fault.

What else can they do? The orchard Industrial Center has cut off their rear exit and the lots are so small that a multi car lot formerly must park on the street.

In the morning Joppa road is a major artery into town for workers there.

They run into this same situation as 2 lanes of heavy traffic must squeeze onto one lane. The turn backing + backing up happens in front of my home every morning. If this doesn't convince you that the people and cars are causing a dangerous condition, just take a look at the new buildings employing more people in the same area.

The Data Processing Company along Mylander Lane has taken over most of the large building they do business in and have increased their employees to a point where there parking is now covering the very bank property lot we are talking about regarding to put a bank on.

I think an inspection of the corners of the Industrial Center Parking Problem will show this bank addition will only add to more problems. We now have a problem on the other end of our block with the "Shellmole" repair shop for cars flooding our into Joppa Road + driveway and into parking places usually used by home owners. This new attempt to rezoning will just about squeeze us out. Do we deserve this treatment? I think not. By rezoning this corner for anything that will need parking would be silly. The double lot is too small to accommodate a new business and the "orchard" center lot is full. The east side of Joppa Road (1400) where I live has 4000 sq. ft. restricting parking to 2 hours. This means we must not park in front or get our cars hit, so we use our back alley at all times.

3

Sir: I think enough is enough. A mob at any time to this area will prove what I am saying or a call to my home and I will escort you and explain my problems. I also think the county and state has gotten all the tax base they can stomach and politically afraid in this area. Thank you for a wise decision in this case.

Yours truly,
Robert V. Canich

to Mr. W. Hackett.

Mr. W. Hackett
County Court of Appeals
Room 219
Court House
Towson Maryland 21204

RECEIVED
COUNTY BOARD OF APPEALS
MAR 24 1986

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Paul J. Solomon
TO: Planning Office
Mr. James S. Eyer
FROM: Chairman, Zoning Plans Advisory Committee
SUBJECT: Item No. 4 - Cycle II
October 1985 - April 1986
Petitioner - Leroy M. Merritt
Reclassification Petition

Attached are two (2) copies of an environmental impact statement as requested by my previous correspondence of November 4, 1985.

Please review and send comments as soon as possible.

JED:mr
Attachments
cc: Mr. James G. Howell
Note: See Mr. Solomon's
copies per Nick

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement
Joppa Road and Mylander Lane
BALTIMORE COUNTY, MARYLAND DISTRICT 9

Introduction

It is proposed to construct a local branch bank on a 0.524 acre parcel of land at the northwest corner of Joppa Road and Mylander Lane. The bank will be a one-story building with a floor area not exceeding 2,400 square feet. It will include one teller window for two drive-thru lanes. A site plan and a building plan and elevations are shown on the Plat to Accompany Petition for Zoning Reclassification from R-O to B.L. which accompanies this report under separate cover.

The property slopes generally to the rear at 6 per cent. Two previous residences of approximately 2,300 s.f. total were razed by the present owner, so that the property is now vacant. Mylander Lane on the west side of the property services numerous commercial activities, including the Bendix Corporation, a Mooselodge, Luskins, the Towson Business Center. A strip of residences abuts the east side of the property. The attached vicinity map shows the present R-O classification of the site. Rezoning to B.L. is required for the bank.

The purpose of this report is to present the results of a study of the environmental effects of the proposed bank on the locality. It should be noted that under the present R-O zoning it could be possible to construct a 3-story office building of approximately 3,709 s.f. ground floor area and 11,000 s.f. total floor area. The small size of the proposed bank, 2,400 s.f., is not

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement - Joppa Road and Mylander Lane

- 2 - November, 1985

unlike one large residence. Accordingly, the environmental consequences of the proposed development can be expected to be almost inconsequential when measured against the environmental consequences of developing an 11,000 s.f. office building on the site.

Additionally, the traffic generated by a new office building would originate outside the area, while the traffic generated by the bank would be largely local traffic already in the area and only partly from outside. The bank will be beneficial to the extent that hundreds of people who live and work in the area and who now may be traveling greater distances to do their banking elsewhere, can be served locally.

Aesthetics

The proposed bank would be a one-story building of 2,400 s.f., covering only 10.5 per cent of the total 0.524 acre tract. There would, therefore, be a general open appearance and effect. Landscaping would be provided in accordance with the Baltimore County Landscape Manual and would include planting a dense evergreen screen along the east property line.

Utilities

An existing water main, storm drain and sanitary sewer serve the property. Water use and sewage flow from the bank will be less than would result from offices under R-O zoning and less than the two dwellings which previously occupied the property. There would be a slight environmental benefit from the lower usage.

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement - Joppa Road and Mylander Lane

- 3 - November, 1985

Storm water runoff from the property will be small because of its size and would be approximately the same for the bank or for development under R-O zoning. Also due to the small size, a waiver of storm water management will be requested based on Section 2-150.3(c)(2) of Baltimore County's storm water management policy and Design Manual dated 1984.

Traffic

The average daily traffic on Joppa Road west of Loch Raven Boulevard is now 24,700 vehicles per day, and on Joppa Road east of Goucher Boulevard it is 13,500 vehicles per day. It is estimated, therefore, that the average daily traffic on Joppa Road at the site is approximately 20,000 vehicles per day.

The proposed bank is anticipated to generate 510 trips to the site per day as noted by the County Traffic Engineer. While this is 2.5 per cent, a very minor increase, it should also be considered, as pointed out earlier, that much of the bank trip activity will be due to traffic already in the immediate area rather than traffic brought in from outside.

The direct effect of the bank on traffic, i.e. the increase in the number of vehicles, will be minimal. There will also be an indirect effect due to emissions in vehicular exhaust, as described in subsequent sections.

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement - Joppa Road and Mylander Lane

- 4 - November, 1985

Noise

The only sound emanations from the proposed development contributing to the noise in the vicinity would be from the additional traffic generated. Light auto traffic noise is approximately 50 to 55 decibels. A 2 per cent increase in traffic will increase the noise level a fraction of a decibel, which increase will be imperceptible to the human ear.

There will be a short-term temporary increase in day-time noise resulting from construction activity. The construction noise could exceed 70 decibels during certain construction operations, but the total of such operations will be less for the proposed bank than for possible development under R-O zoning due to the much smaller building size.

Vibrations

The bank will not generate vibrations in itself. The additional traffic will contribute to vibrations. However, since the traffic increase is so small and will be limited almost exclusively to automobiles, the additional vibrations emanating from the development will be negligible.

Dust

Emission of dust or particulates from the bank will be limited to that from the exhaust emissions of the additional traffic. The estimated particulates of 0.1 lb. per day is negligible.

WHITNEY, BAILEY, COX & MAGNANI

Environmental Impact Statement - Joppa Road and Mylander Lane

- 5 - November, 1985

Construction will generate dust on a short-term basis, but this will not have any long-term effect on the environment. The dust can be reduced in half by frequent watering of the construction areas.

Odors

Odors emanating from the proposed development would be generated from the exhaust of air from the heating and air conditioning equipment and exhaust from the additional traffic. These are of relatively small consequence and will not be perceptible in the vicinity.

Gases

Air quality is monitored by the State Health Department. Present carbon monoxide, hydrocarbon, and nitrogen oxides levels are well below the State ambient air quality standards in the central Baltimore County Area.

The proposed development will have a minimal effect on air quality in the vicinity. The only adverse effect that may occur is from additional vehicular emissions due to the increase of automobile traffic in the vicinity. The following emissions are estimated:

Carbon monoxide, CO	12 lbs/day
Hydrocarbons, HC	1.6 lbs/day
Nitrogen oxides, NO	2.1 lbs/day

WHITNEY, BAILEY, COX & MAGNANI

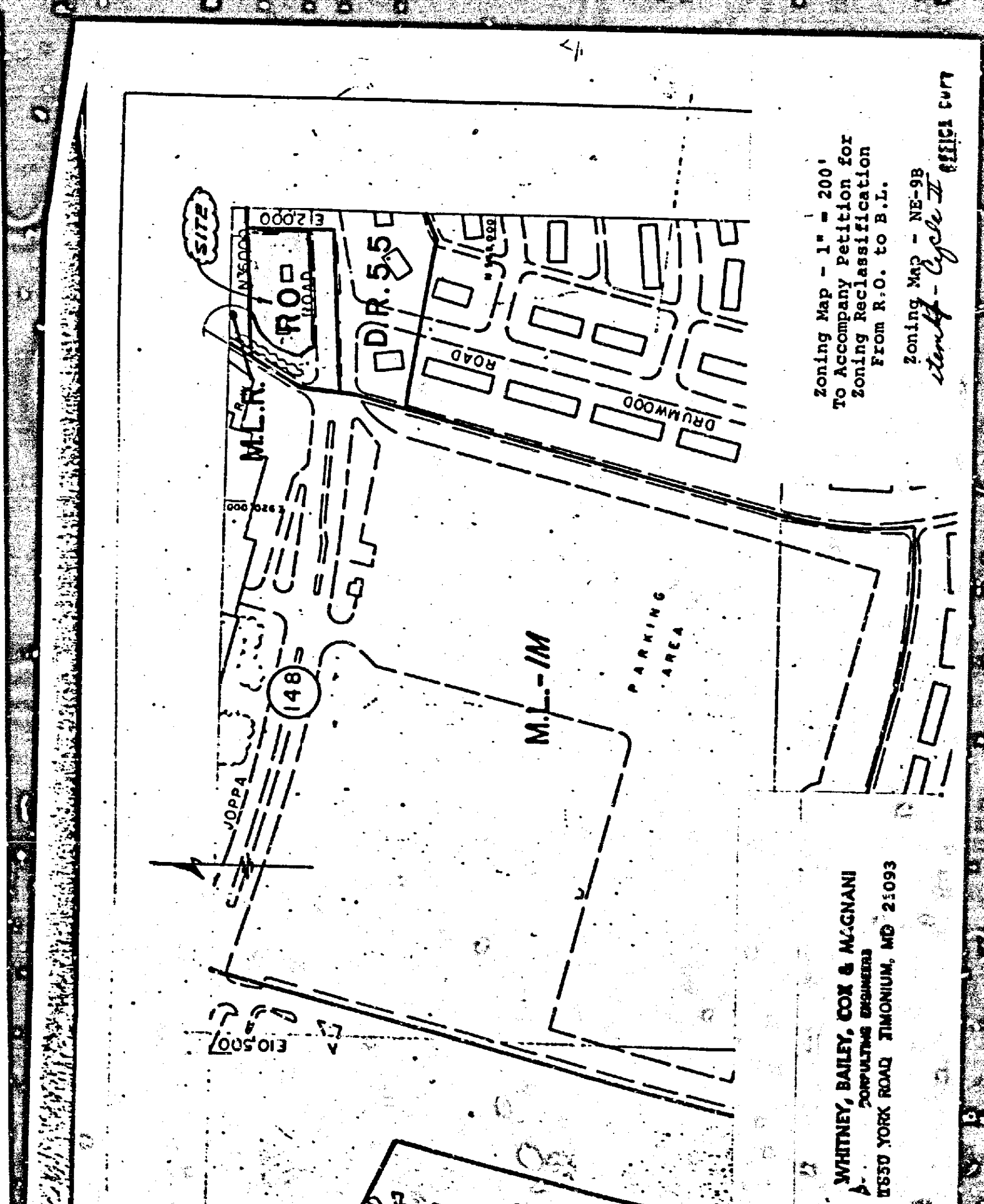
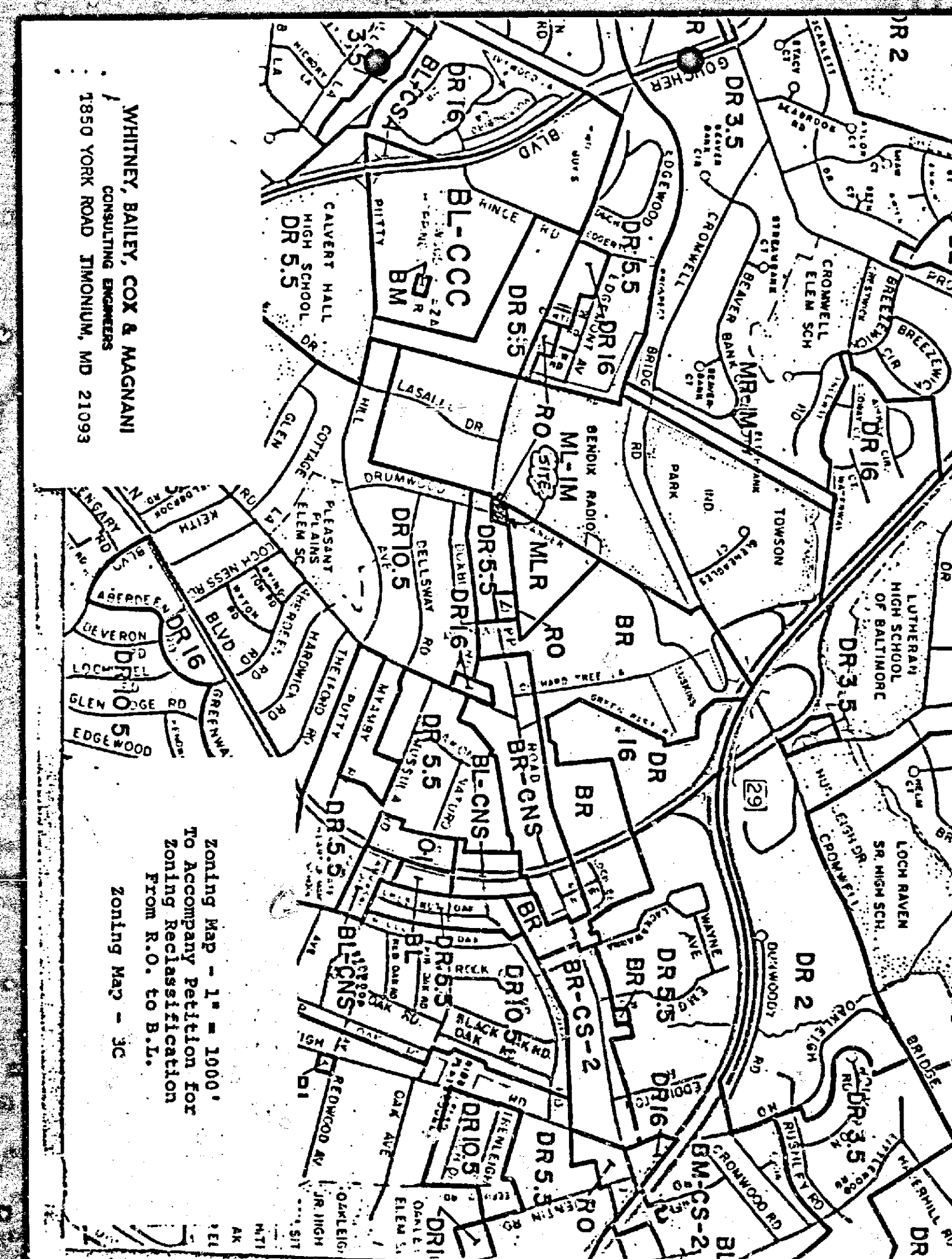
Environmental Impact Statement - Joppa Road and Mylander Lane

- 6 - November, 1985

These quantities are almost negligible with respect to existing air quality or with respect to potential development under R-O zoning. Further, these quantities will decrease as the percentage of pollution contro-equipped vehicles increases in the future.

Light and Heat

The small size of the proposed building will limit the light and heat generated to insignificant amounts which will have no adverse effect on the local community.



COPY

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

406 WEST PENNSYLVANIA AVE
TOWSON, MARYLAND 21204
(301) 296-6820

ROBERT A. BRESCHI

April 3, 1986

Vincent Curran
1841 Deveron Road
Baltimore, Maryland 21234

RE: Clifton Trust Bank
Zoning Matter
Joppa Road and Mylander Lane

Dear Mr. Curran:

This is to confirm our phone conversation wherein I advised you that upon having discussions with the Chairman of the Board of Clifton Trust Bank, the bank is committed to allow the Board of Appeals to deny a ten foot strip on the eastern portion of its property, assuming that the remainder of the land is zoned B.L. in accordance with the documented site plan.

As we had discussed, it is my understanding that you will take this before the Board of Directors of your association to discuss same and will advise all parties of our commitment and of our proposed agreement.

I think in the best interest of not only your community, my client, but all of Baltimore County, this appears to be a good compromise.

By copy of this letter, I am advising People's Counsel, as well as the County Board of Appeals of this matter.

If you have any questions, do not hesitate to call upon me and I thank you for your cooperation in this matter.

Very truly yours,

S. ERIC DINENNA

SED:kar

cc: People's Counsel
County Board of Appeals
John Farley, Chairman

March 21, 1986

Mr. William Hackett
County Board of Appeals
Room 219 Court House
Towson, Maryland 21204

Attention: Mr. William Hackett

Re: Zoning Reclassification
Property of Leroy M. Merritt
NE Corner of Joppa Road and
Mylander Lane

Dear Sir,

I am a concerned neighbor of the above referenced property who opposes the application for zone reclassification from R.O. to B.L. zoning.

I am pleased to now know that the subject property is owned by Mr. Leroy M. Merritt. This property has continually been used for auxiliary parking for the existing commercial complex which was developed by Mr. Merritt. All during the winter of 1985-86 the office workers at ADP have been forced to park on the grass lawn due to an obvious parking space allocation shortage for the existing Merritt Development. I know that the Baltimore County DPW has adequate design standards to guide developers in parking space allocations. However, when the designed facilities are not utilized is classified there is the potential for more business/employee parking space demand than was allocated. It seems that the existing Merritt Complex is designed as a warehouse facility with a minimal business/employee parking space requirement per square foot of building floor space. With this design now constructed, there has been an alternative utilization of this complex with such businesses as ADP and Towson Court Club, and other businesses. These type of business uses for this complex results in more parking space allocation requirements as there are more employees and customers per square foot of office floor space. Thus, the employees, have been using the subject property for auxiliary parking and such evidence of this is the deteriorated condition of the grass lawn.

My first concern is that the development of this property by Mr. Merritt will eliminate this auxiliary parking and will result in parking encroachment onto the nearby streets of Drumwood Road, Duxbury Road and Dellsway Road. Today, one half of Drumwood Road has restricted two hour parking because of parking encroachment by the business community.

This high employment development center, with parking provided for warehouse-type business occupancy, should have the present parking problems corrected by the original developer of the complex, Mr. Merritt. Mr. Merritt's ownership of the subject property pleases me, in that, this property is the logical choice to be utilized by Mr. Merritt to provide the additional parking necessary to correct parking problems resulting from the misuse of this warehouse type development complex.

I have personally observed the various Merritt Warehouse complexes which have been developed throughout Baltimore County. I do not feel these facilities have been developed in a manner which benefits the county or the surrounding communities. Towson and specifically, the Joppa Road corridor, will not benefit from zoning this subject property B.L. rather than R.O. zoning. Further, Mr. Merritt has not proved to the community on Joppa Road and Drumwood Road, that his developments are a benefit to the local community. Until Mr. Merritt corrects the parking problem at his existing Mylander Lane Complex, the county and the surrounding community should not support his application for B.L. zoning. Let Mr. Merritt develop this parcel with its present zoning or better yet, have Mr. Merritt correct his parking problems by providing additional parking on this land.

Very truly yours,

Gerald P. Dougherty
8514 Drumwood Road
Towson, Md. 21204

Gerald P. Dougherty

RECEIVED
COUNTY BOARD OF APPEALS
MAR 26 1986

IN THE MATTER OF
PETITION FOR RECLASSIFICATION
N/E Corner of Joppa Road
and Mylander Lane

LEROY M. MERRITT,
Petitioner

Case No.: R-86-338

SUMMONS

BEFORE THE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

MR. CLERK:

Please issue for the following witness to testify for the Petitioner in the above entitled matter.

RICHARD MOORE
Baltimore County Department of
Traffic Engineering
Towson, Maryland 21204

DUCES TECUM - To appear and bring any and all notes, memorandum or recommendations concerning Item #4 Cycle II, N/S of Joppa Road and Mylander Lane.

MAKE SAME RETURNABLE for Monday, the 24th of March, 1986, at 10:00 A.M. before the Board of Appeals of Baltimore County, Court House, Towson, Maryland 21204.

S. Eric Dinenna
S. ERIC DINENNA, P.A.
406 West Pennsylvania Avenue
Towson, Maryland 21204
(301) 296-6820
Attorneys for Petitioner

RECEIVED
COUNTY BOARD OF APPEALS
MAR 19 1986

COADY & FARLEY
ATTORNEYS AND COUNSELLORS AT LAW

400 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 337-0800 AREA CODE 301

November 8, 1985

Mr. James E. Dyer, Chairman,
Zoning Plans Advisory Committee
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Item No. 4 - Cycle II
October 1985 - April 1986
Petitioner - Leroy M. Merritt
Reclassification Petition

Dear Mr. Dyer:

Pursuant to your letter of November 4, 1985 in regards to Evaluation Comments concerning the above matter, I enclose as suggested, an Environmental Impact Statement in triplicate, prepared by Whitney, Bailey, Cox & Magnani, Consulting Engineers, for your review and comments.

Sincerely,

John A. Farley, Jr.

JAFJc/ah

Encs.

cc: Mr. Brian Jones
Whitney, Bailey, Cox & Magnani
1850 York Road
Timonium, MD 21093

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 4, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of

Engineering

Department of

Traffic Engineering

State Roads Commission

Bureau of

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial

Development

John A. Farley, Jr., Esquire
400 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 4 - Cycle II
October 1985 - April 1986
Petitioner - Leroy M. Merritt
Reclassification Petition

Dear Mr. Farley:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning map. The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

As you are aware, this vacant tract of land was the subject of a previous zoning hearing (CR #83-193) in which a similar request to reclassify said land from an R.O. to a B.L. zone was by an interim order. However, this case was eventually appealed and dismissed.

In accordance with County Bill #56-79, it is your client's desire to again have the property reclassified and a "detailed site plan" for a proposed drive-in bank has been submitted. Said Bill requires that an environmental impact statement also is to be submitted. Since this was not done at the time of filing, this statement must be prepared and submitted to this office for proper review and comments.

Item No. 4 - Cycle II
Reclassification Petition
November 4, 1985
Page 2

If you have any questions concerning these comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:NEC:bac

Enclosures

cc: Whitney, Bailey, Cox and Magnani
1850 York Road
Timonium, Maryland 21093

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3391
NORMAN E. GENDER
DIRECTOR

SEPTEMBER 24, 1985

Re: Zoning Advisory Meeting of SEPTEMBER 17, 1985
Item #4 - CYCLE II
Property Owner: LEROY M. MERRITT
Location: NE CORNER JOPPA RD. & MYLANDER LANE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment, AT THIS TIME.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☒ The site is not in compliance with the Baltimore County Land Use Manual, IF DEVELOPED.
- ☐ The property is located in a deficient service area as defined by Bill 175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 175-79, and as conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Hoswell

Eugene A. Sobor
Chief, Current Planning and Development

MAR 23 1986



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 17, 1985
Item No. - 4
Property Owner: Leroy M. Merritt
Location: NE Corner of Joppa Road & Mylander Lane
Existing Zoning: R.O.
Proposed Zoning: B.L.

Acres: .524
District: 9th

Dear Mr. Hackett:

The existing RO zoning for this site can be expected to generate approximately 135 trips per day. The proposed drive-in bank can be expected to generate approximately 510 trips per day.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/bld



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

September 23, 1985

PAUL H. REINCKE
CHIEF

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Leroy M. Merritt

Location: NE corner Joppa Rd. and Mylander La.

Item No.: 4 Zoning Agenda: Meeting of 9/17/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *[Signature]* 9/23/85 Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hackett, Chairman, Board of Appeals
TO: Mr. James Dyer, Zoning Supervisor Date: September 24, 1985
FROM: Charles E. Burnham, Chief, Building Plans Review, Department of Permits and Licenses CEB
SUBJECT: Cycle II Zoning
Meeting Scheduled 9/17/85

ITEM #4 - Leroy M. Merritt
NE Corner Joppa Road and Mylander Lane
9th. Election District

1. Proper permits will be required for various improvements proposed.
2. Construction shall comply to the 1984 B.O.C.A. Basic National Building, Mechanical, and Energy Codes as adopted by Council Bill #17-85, and the State of Maryland Handicapped Code as amended January 1, 1985 including the A.N.S.I. Standard A117.1 - 1980.
3. Plan should show proper curb cuts, signage, building access and useability as required by the State Code, A.N.S.I. A117.1 - 1980 as enforced by this Department.
4. The Handicapped parking has not been included in "Summary Information" on the plan submitted.
(The toilet room does not comply with the Handicapped Code.)

CEB/vw

LEROY M. MERRITT
NE CORNER OF JOPPA ROAD
AND MYLANDER LAND
R.O. to B.L.
SE - Branch Bank with drive-in

R-86-338-X
Item #4, Cycle II, 1985
9th District
.524 acres

July 18, 1985 Petition filed

John A. Farley, Jr., Esquire
400 Allegheny Avenue (21204) Counsel for Petitioner ✓

Leroy M. Merritt
1940 Ruxton Road (21204) Petitioner

Clifton Trust Bank
James A. Plitt, Jr., President
10112 York Road
Cockeysville, MD 21030 Contract Purchaser

Phyllis Cole Friedman People's Counsel ✓

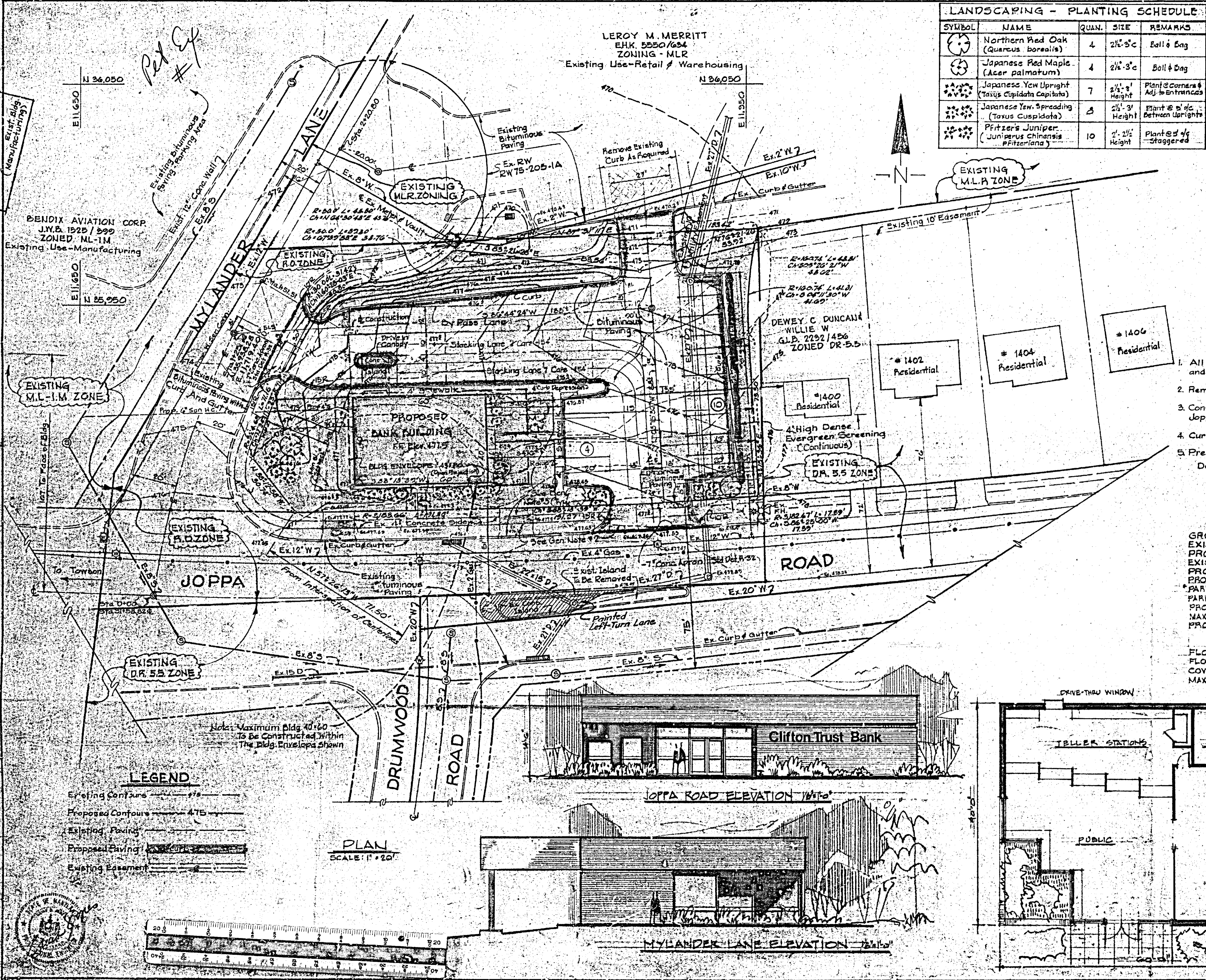
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

James Earl Kraft
Baltimore County Board of Education
212 Aigburth Road (21204)

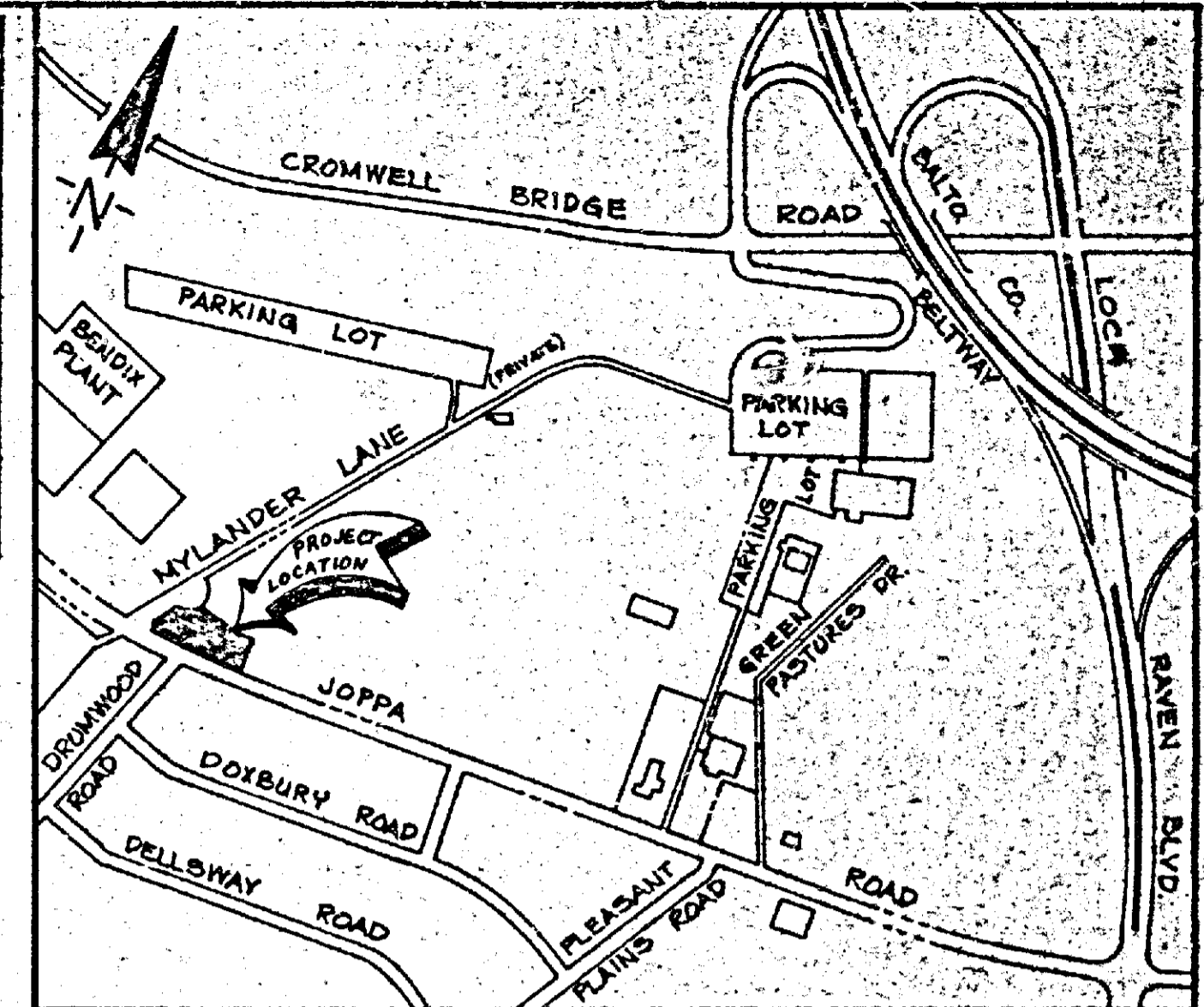
Ronald Baranoski
1401 E. Joppa Rd. (21204) Protestant

Terry Coleman
1403 E. Joppa Rd. (21204)

S. Eric DiNenna, Esq.
406 W. Penna. Ave.
Towson, Md 21204 Counsel for Petitioner ✓



LANDSCAPING - PLANTING SCHEDULE				
SYMBOL	NAME	QUAN.	SIZE	REMARKS
	Northern Red Oak (Quercus borealis)	4	2 1/2' - 3' c	Ball & Bag
	Japanese Red Maple (Acer palmatum)	4	2 1/2' - 3' c	Ball & Bag
	Japanese Yew Upright (Taxus Cupidata Capitata)	7	2 1/2' - 3' Height	Plant @ corners & Adj. to Entrances
	Japanese Yew Spreading (Taxus Cupidata)	3	2 1/2' - 3' Height	Plant @ 5' c. Between Uprights
	Pfitzer's Juniper (Juniperus chinensis Pfitzeriana)	10	2' - 2 1/2' Height	Plant @ 5' c. Staggered

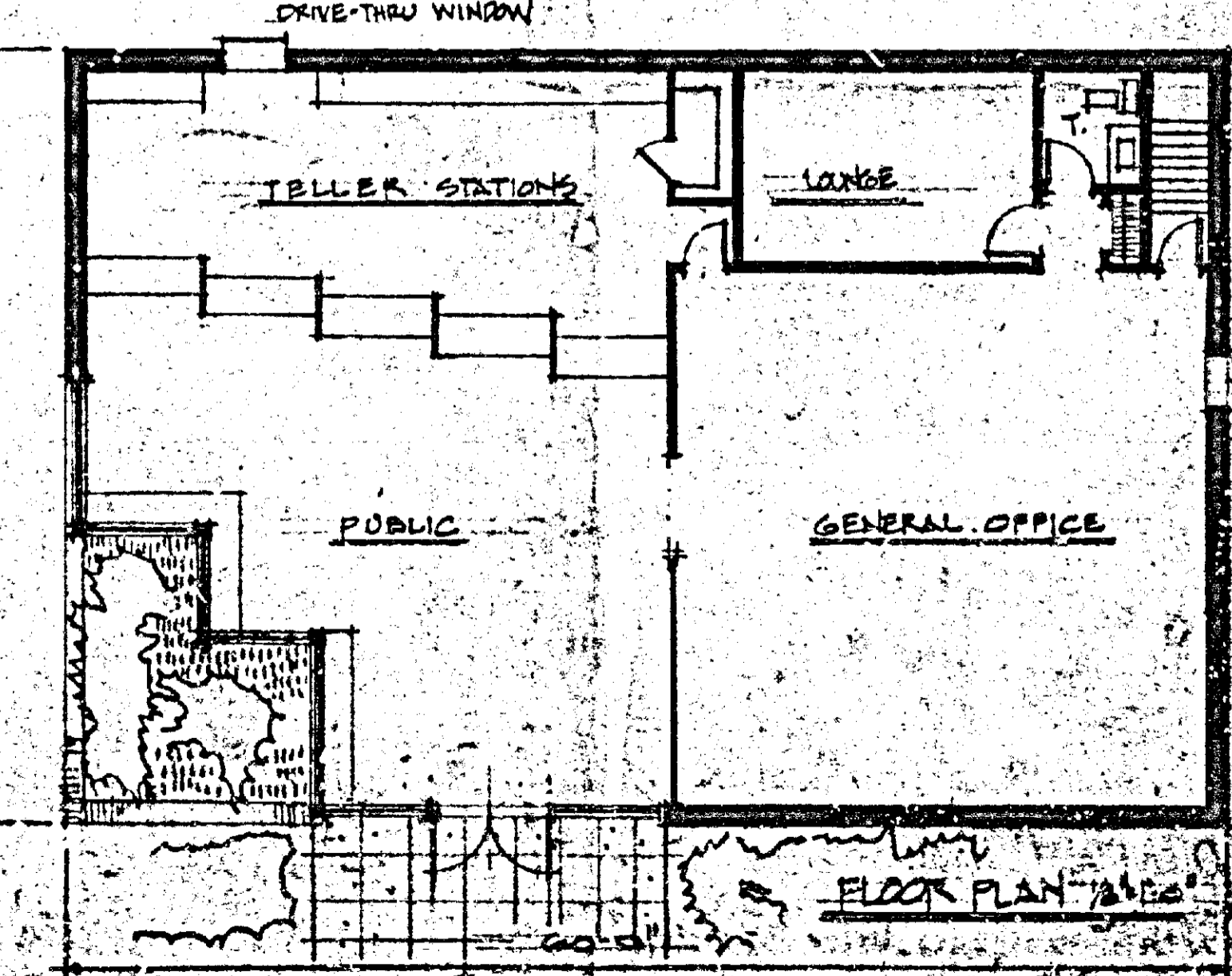
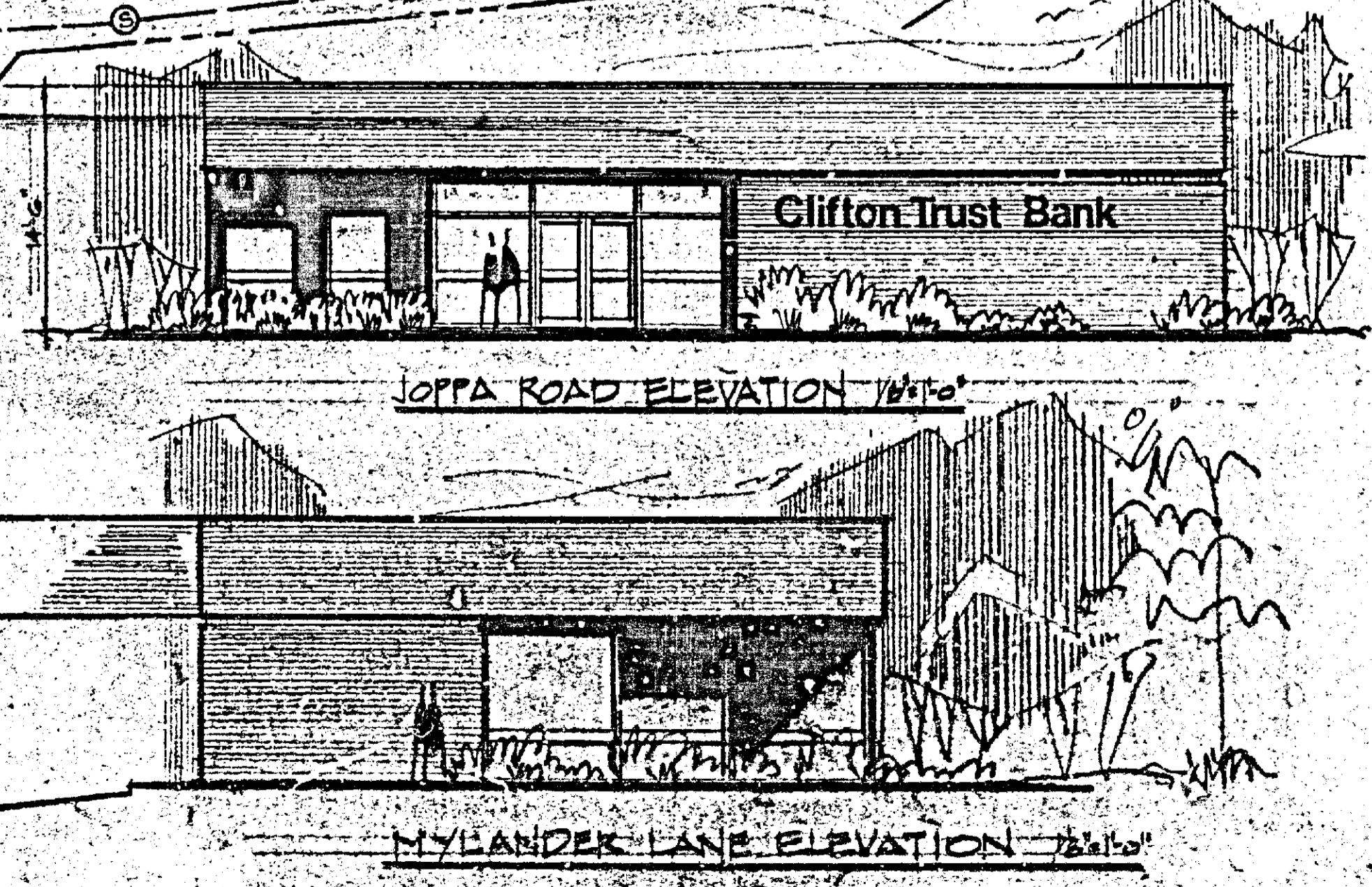
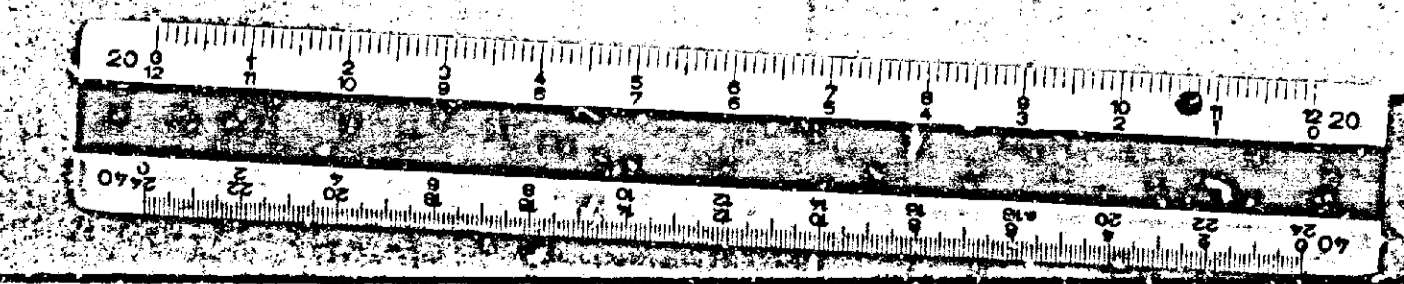


- ### GENERAL NOTES
- All Parking Spaces shall have a minimum dimension of 9' x 20' and Handicapped Parking Space shall be 12' x 20'.
 - Remove existing concrete driveways (Three Places) as shown.
 - Construct standard 4' wide concrete sidewalk and curb along Joppa Road (Three Places) as shown.
 - Curbs shall be Baltimore County Standard Type 'A' Curb.
 - Present Property Owner: LEROY M. MERRITT
Deeds: Date - 7/25/13 - E.H.K.J. 5550/684
Date - 4/28/76 - E.H.K.J. 5627/832

SUMMARY INFORMATION

GROSS AREA OF PROPERTY:	0.556 AC.
EXISTING ZONING:	R-O
PROPOSED ZONING:	B.L.
EXISTING USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	BANK
PROPOSED FLOOR AREA:	2400 sq. ft. (Net)
PARKING REQUIRED:	3 SPACES
PARKING PROVIDED:	14 SPACES
PROPOSED BUILDING HEIGHT:	10 FEET
MAXIMUM NUMBER OF EMPLOYEES:	10 PERSONS
PROPOSED HOURS OF OPERATION:	Mon-Thurs: 9 am - 5 pm Friday: 9 am - 3 pm Saturday: 9 am - 1 pm
FLOOR/AREA RATIO ALLOWABLE (B.L. ZONE):	3.0
FLOOR/AREA RATIO ACTUAL:	0.105
COVERAGE:	105%
MAXIMUM LEVELS OF EMISSIONS:	
Sound:	20 dBA
Odor:	Negligible
Gases:	
CO:	0.0 lbs/day
NOx:	1.5 lbs/day
SOx:	1.2 lbs/day
Dust:	Negligible
Heat:	Negligible
Light:	Negligible

- ### LEGEND
- Existing Contours
 - Proposed Contours
 - Existing Paving
 - Proposed Paving
 - Existing Easement

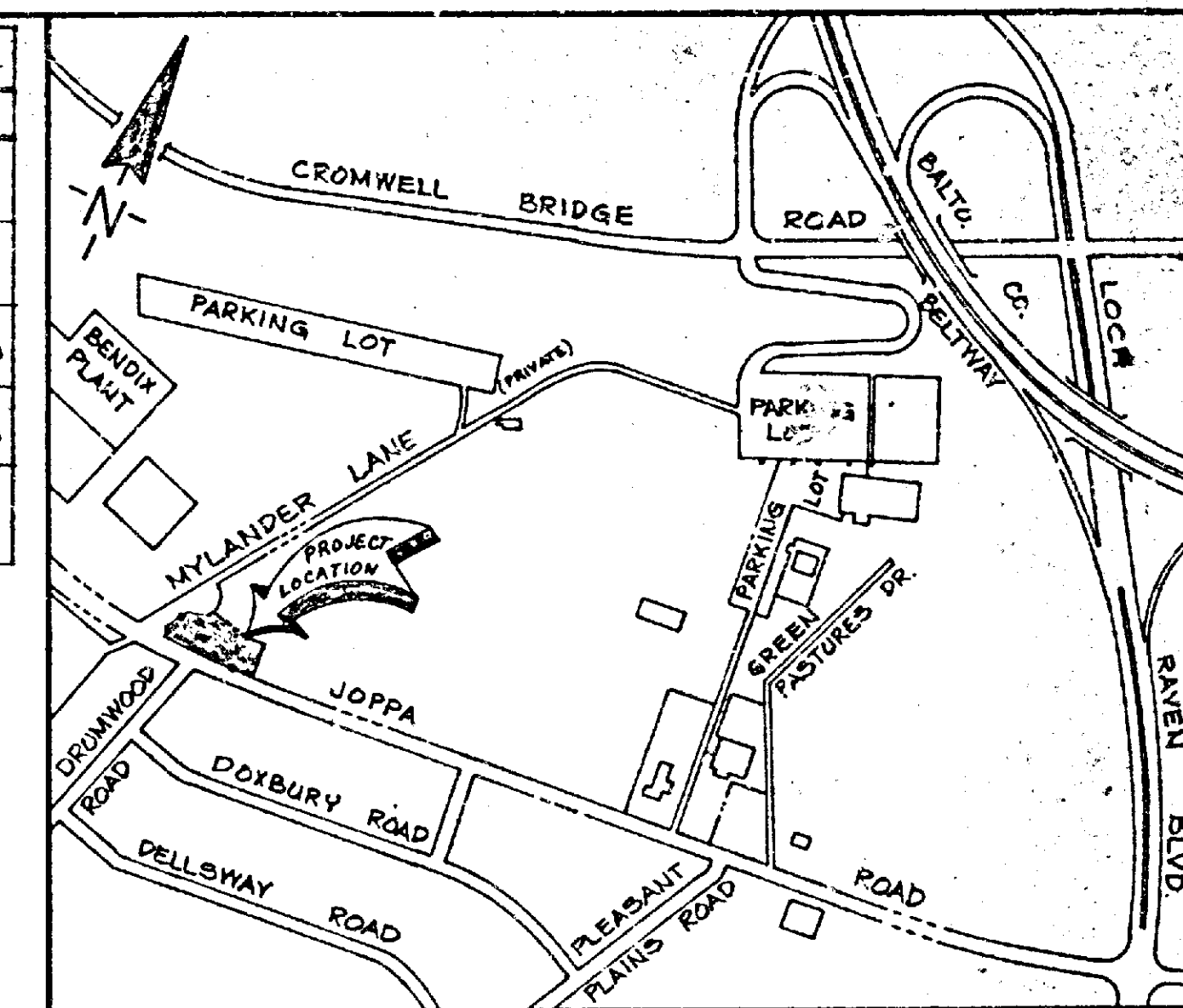


Off-Street Parking Required:
2400 sq. ft. / 300 = 8 Spaces

Revised July 2, 1985
Revised November 24, 1985
Revised November 24, 1985
Revised October 25, 1985
Revised August 2, 1985
Revised July 16, 1985
Revised March 21, 1985

LEROY M. MERRITT
E.H.K. 5550/634
ZONING - MLR
Existing Use-Retail & Warehousing

LANDSCAPING - PLANTING SCHEDULE				
SYMBOL	NAME	QUAN.	SIZE	REMARKS
	Northern Red Oak (Quercus borealis)	4	2 1/2" - 3" c	Ball & Bag
	Japanese Red Maple (Acer palmatum)	4	2 1/2" - 3" c	Ball & Bag
	Japanese Yew Upright (Taxus Cupidata Capitata)	7	2 1/2" - 3" Height	Plant in Corners & Adj. to Entrances
	Japanese Yew Spreading (Taxus Cupidata)	3	2 1/2" - 3" Height	Plant in Sides of Entrances
	Pfitzer's Juniper (Juniperus Chinensis Pfitzeriana)	10	2" - 2 1/2" Height	Plant in Sides of Entrances



LOCATION PLAN

Scale: 1" = 500'

GENERAL NOTES

- All Parking Spaces shall have a minimum dimension of 9'x20' and Handicapped Parking Space shall be 12'x20'.
- Remove existing concrete driveways (Three Places) as shown.
- Construct standard 4' wide concrete sidewalk and curb along Joppa Road (Three Places) as shown.
- Curbs shall be Baltimore County Standard Type 'A' Curb.
- Present Property Owner: LEROY M. MERRITT
Deeds: Date - 7/25/75 - E.H.K.Jr. 5550/634
Date - 4/28/76 - E.H.K.Jr. 5627/832

SUMMARY INFORMATION

GROSS AREA OF PROPERTY:	0.555 Acs
EXISTING ZONING:	R-O
PROPOSED ZONING:	B.L.
EXISTING USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	BANK
PROPOSED FLOOR AREA:	2400 S.F. (Max)
PARKING REQUIRED:	8 SPACES
PARKING PROVIDED:	14 SPACES
PROPOSED BUILDING HEIGHT:	14.5 FEET
MAXIMUM NUMBER OF EMPLOYEES:	10 PERSONS
PROPOSED HOURS OF OPERATION:	Mon-Thurs: 9 am - 5 pm Friday: 9 am - 2 pm Saturday: 9 am - 1 pm
FLOOR/AREA RATIO ALLOWABLE (B.L. ZONE):	3.0
FLOOR/AREA RATIO ACTUAL:	0.105
COVERAGE:	105%
MAXIMUM LEVELS OF EMANATIONS:	

Sound:	21.5 Decibel
Odor:	Negligible
Gases:	
CO:	11.0 lbs/day
HC:	1.5 lbs/day
NO:	1.2 lbs/day
Dust:	Negligible
Heat:	Negligible
Light:	Negligible

* Off Street Parking Required:
2400 S.F. / 300 = 8 Spaces

item 4 Cycle I

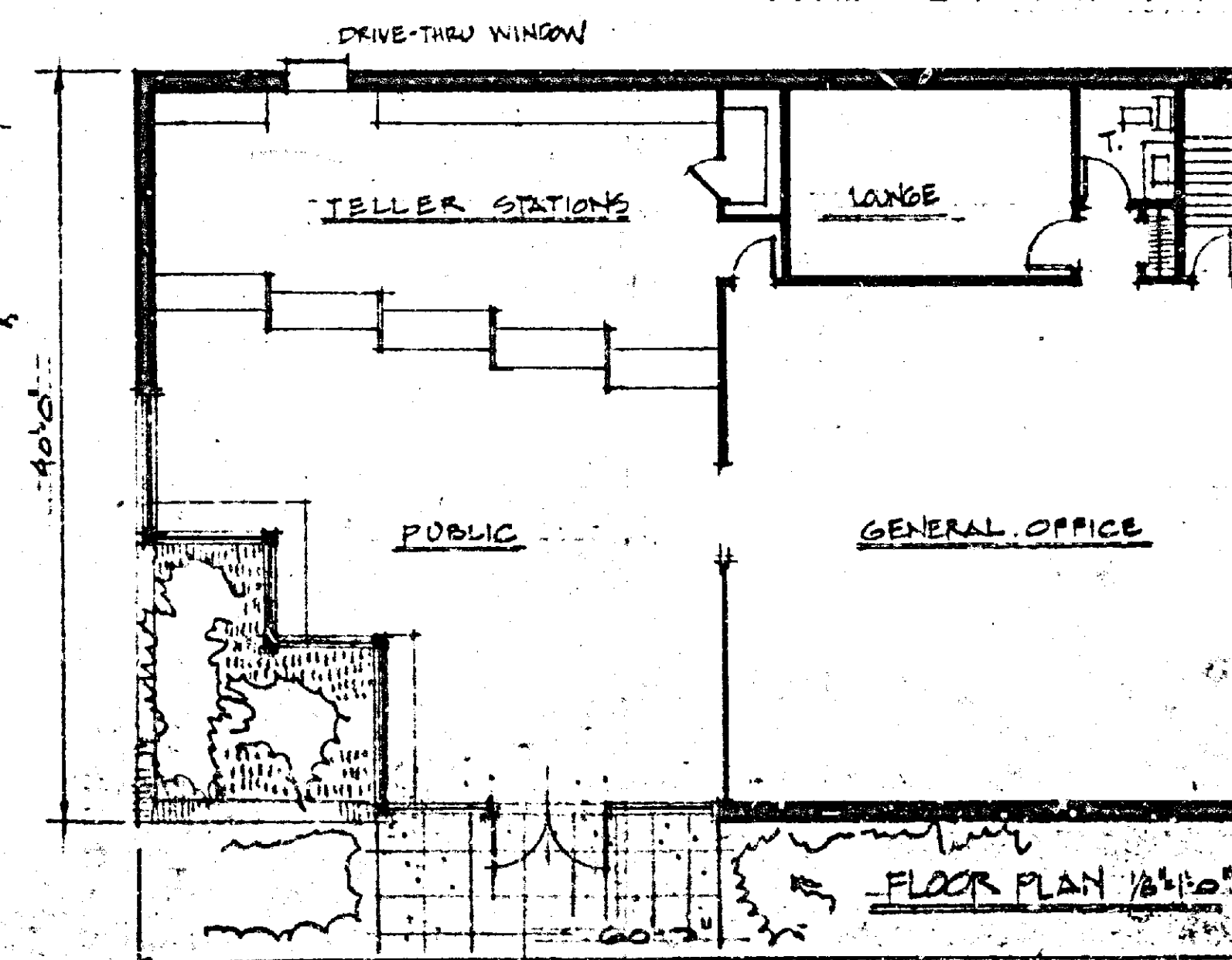
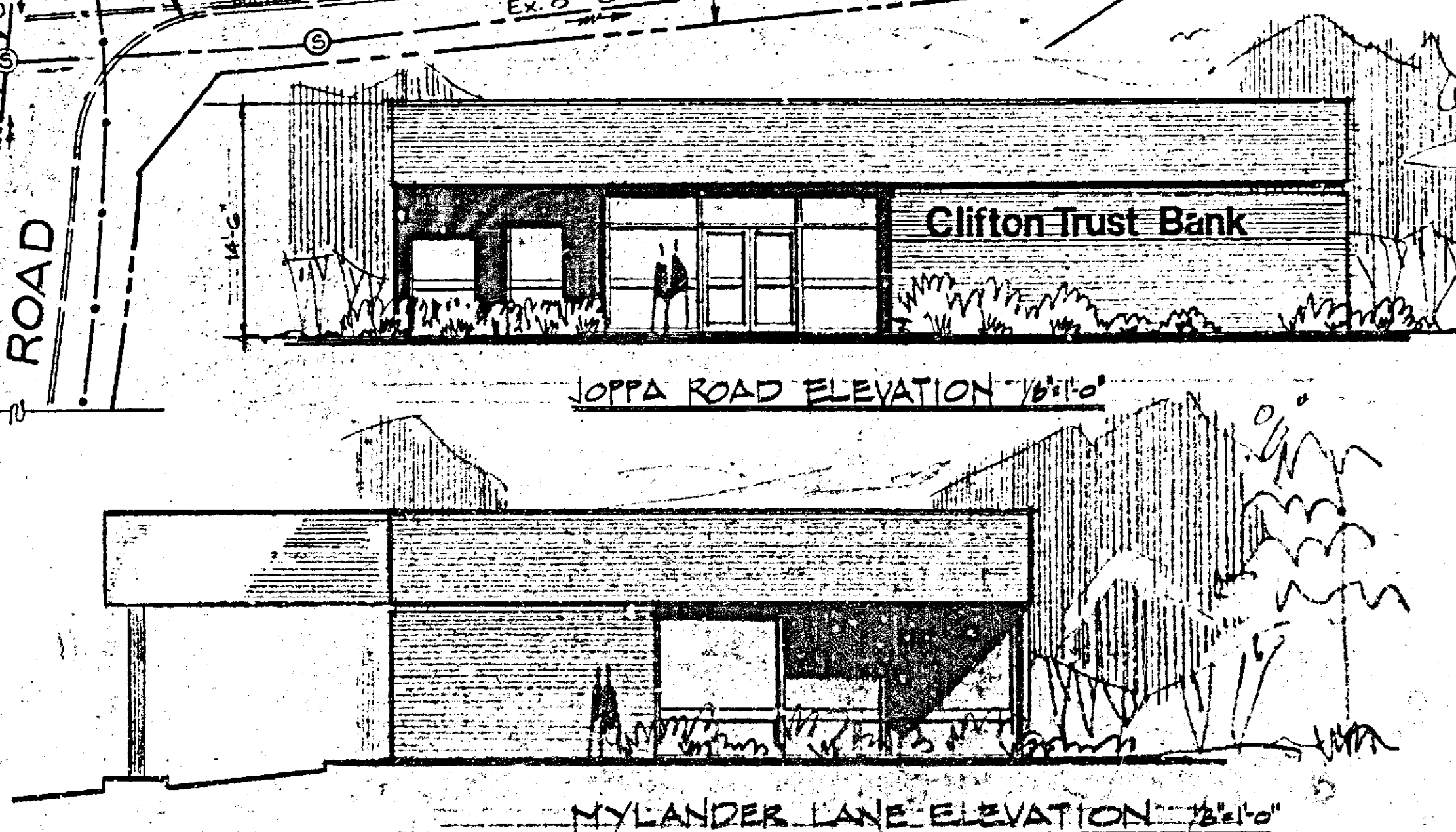
Revised July 2, 1985
Revised November 24, 1982
Revised November 2, 1981
Revised October 23, 1980
Revised August 27, 1979
Revised July 14, 1978
Revised March 25, 1977

LEGEND

Existing Contours	475
Proposed Contours	475
Existing Paving	
Proposed Paving	
Existing Easement	

Note: Maximum Bldg 40'-60'
To Be Constructed within
The Bldg. Envelope Shown

PLAN
SCALE: 1" = 20'



FLOOR PLAN 1/8" = 1'-0"

PLAT TO ACCOMPANY PETITION FOR ZONING
RECLASSIFICATION FROM R-O TO B.L.

OWNER: LEROY M. MERRITT
2066 LORD BALTIMORE DRIVE
WOODLAWN, MARYLAND 21207

JOPPA ROAD PROPERTY
BALTIMORE COUNTY MARYLAND
DATE: JAN. 12, 1977
ELECTION DISTRICT NO. 9
COUNCILMANIC DIST. NO. 4

SCALE: AS SHOWN
DRAWING NO. 1
OF 1
R.R. K.O.P.S. B.D.J.

WHITNEY
BAILEY
COX
MAGNANI
CONSULTING ENGINEERS
1850 York Road
Timonium Md. 21053
301-252-6060